



**CITY OF TEXARKANA**  
**PLANNING & ZONING COMMISSION**  
**AGENDA • APRIL 7, 2025**

**Council Chambers** **Regular Meeting** **6:00 PM**

**220 TEXAS BLVD.**  
**TEXARKANA, TX 75501**

<b>Chairperson</b>	<b>Commissioner</b>	<b>Commissioner</b>
Gene Joyce III	Wanda Northam	Lee Kernek
<b>Vice Chairperson</b>	<b>Commissioner</b>	<b>Alternate Commissioner</b>
Dianna Patterson Kinsey	Casey Boyette	Ross Sarine
<b>Commissioner</b>	<b>Commissioner</b>	<b>Alternate Commissioner</b>
James Larkins	Brad Bailey	Kory Crews

**I. CALL TO ORDER**

**II. AGENDA ITEMS**

1. Consider approval of the St. John Addition being a replat of Lots 9-13, 15, and 16, Block 6, Buchanan Avenue Addition, located at 1224 Willis Street. St. John's Baptist Church, owner, and Jeffrey Wood, MTG, Engineers and Surveyors, agent.
  
2. S-806: Granting a Specific Use Permit to allow one additional use of Permanent Cosmetics on an approximate 0.24-acre tract of land (being Tract 3A), Mary E Wills Subdivision, located at 3115 Kennedy Lane. Chinh Hoang, owner.
  
3. Z-25-5: rezoning on an approximate 5-acre tract of land (being Tract 13B), L T King HRS, A-327, located at 3001 Bender Road from Two Family-2 to Planned Development-Multiple Family-1. Dennis Pascarella, owner, and David Williams, MTG Engineers and Surveyors, agent.

4. Amendment to PD-25-1: for site plan approval on an approximate 5-acre tract of land (being Tract 13B), L T King HRS, A-327, located at 3001 Bender Road. Jeremy Pascarella, owner, and David Williams, MTG Engineering and Surveyors, agent.
5. Z-25-6: rezoning Lot 2, Martha S. Pace Subdivision, located at 3412 Galleria Oaks from Single Family-1 to Neighborhood Service. Aaron Gaylor, owner.
6. Z-25-7: rezoning on Lot 2, Block 1, Buchanan Avenue Addition, located at 1108 Willis Street from Commercial to Single Family -3. Jermell Fulton, owner.
7. S-783: Granting a Specific Use Permit to allow a HUD code manufactured home on Lot 2, Block 1, Buchanan Avenue Addition, located at 1108 Willis Street. Jermell Fulton, owner.
8. S-795: granting a Specific Use Permit to allow a HUD code manufactured home on an approximate 1.85-acre tract of land (being Tract 36C) R. E. Sevey HRS, A-523, located at 2591 Page Street. Jonathan Fowler, owner.
9. S-807: granting a Specific Use Permit to allow a HUD code manufactured home on Lot 5, Block 5, Harriett Hubbard Heights, located at 3101 Mulberry Street. Harold Hamm, owner, and Betty Riggs, agent.
10. S-808: granting a Specific Use Permit to allow a HUD code manufactured home on Lots 16-18, Block 3, City IMPROV CO West Side 2ND, located at 502 Sulphur Street. Leticia Perez, owner.

### **III. STAFF UPDATES**

### **IV. CONSIDER APPROVAL OF MINUTES**

1. Consider the Planning and Zoning Commission minutes from March 3, 2025.

### **V. ADJOURNMENT**

This open meeting of a governmental entity is subject to the Texas Open Meetings Act (Chapter 551, Government Code). The "Council Chambers" is the room or property where the Planning and Zoning Commission holds this meeting.

Pursuant to Section 46.035(c), Penal Code (unlawful carrying of handgun by license holder), a license holder commits an offense if the license holder intentionally, knowingly, or recklessly carries a handgun under the authority of Subchapter H, Chapter 411, Government Code, regardless of whether the handgun is concealed or carried in a shoulder or belt holster, in the room or rooms where a meeting of a governmental entity is held and if the meeting is an open meeting subject to Chapter 551, Government Code, and the entity provided notice as required by that chapter.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

This meeting is being conducted in accordance with the Americans with Disabilities Act [42 USC 12101 (1991)]. The facility is wheelchair accessible and handicap parking is available. Requests for sign interpretive services are available upon requests received at least 48 hours prior to the meeting. To make arrangements for these services, please call 903.798.3917, Personnel or (TDD) 1.800.RELAY.TX (1.800.735.2989).

## City of Texarkana, Texas

## Summary Sheet

Version:  
Update Date: 3/26/2025 3:32 PM

**Lead Department:** Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator

**Subject:** Consider approval of the St. John Addition being a replat of Lots 9-13, 15, and 16, Block 6, Buchanan Avenue Addition, located at 1224 Willis Street. St. John's Baptist Church, owner, and Jeffrey Wood, MTG, Engineers and Surveyors, agent.

**Meeting Date:** 4/7/2025

**Attachments**

- a. 23859\_38084\_PlatComments-StJohnAddition-April2025PZ (PDF)

**Staff Coordination**

Building Code Administration Pending	Mashell Daniel	Department Head Review
Planning & Zoning Commission Pending		Department Review
Planning & Zoning Commission 04/07/2025 6:00 PM	Laura Puckett	Meeting Pending

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

See attached memorandum.

**Potential Options:**

Approve or deny

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommend approval of the final plat pending any staff and utility changes.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE


## City of Texarkana, Texas

### Advisory Board/Committee Meeting Date and Minutes:

April 7, 2025

## MEMORANDUM

**To:** Planning and Zoning Commission

**From:** Dusty Henslee, P.E., CFM, CPM   
Assist. City Manager/Director of Public Works, Texarkana, Texas

**Date:** March 26, 2025

**Subject:** **Consider approval of the St. John Addition being a replat of Lots 9-13, 15, & 16 Block 6 Buchanan Avenue Addition**

This is a request by St. John's Baptist Church, owner, and Jeffrey Wood, agent, to consider approval **the St. John Addition being a replat of Lots 9-13, 15, & 16 Block 6 Buchanan Avenue Addition.**

**Comments are as follows:**

1. TxDOT – No response
2. Summit Utilities – **We are good with this if they know they cannot build a structure over the easement and that we will have access to the easement.**
3. Sparklight/Cableone – No response
4. Windstream - No response
5. Conterra – No response
6. Electric Companies
  - a. AEP - No issues
  - b. Bowie Cass – No issues
  - c. REA – No response
7. TWU - **No response**
8. PW/Planning Departments
  - a. **Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.)**
  - b. **Submit electronic copy once the plat is recorded.**
  - c. **Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code).**
9. Fire Department – No issues

Staff recommends approval of the final plat pending any staff and utility changes mentioned above. Once the final plat is approved, it must be recorded within 121 days after approval by the Commission or the approval is void.



# CITY OF TEXARKANA TEXAS

P.O. Box 1967  
Texarkana, TX 75504  
Phone (903) 798-3900

## Application for Subdivision Plat Approval

**Type:**

Preliminary  Final  Replat  Minor  Amended  Vacation

TO REMOVE THE LOT LINE BETWEEN LOTS 9-13, 15, 16, AND THE ABANDONED

Purpose of Plat: ALLEY OF BLOCK 1 OF BUCHANAN AVENUE ADDITION AND CREATE ONE LOT.

**Plat Title:** St. John Addition

**Current Legal Description:** Lots 9-13, 15 & 16, Block 1 Buchanan Avenue Addition

**Total Acreage:** 1.138 acres **Number of Lots:** 1 **Zoning:** C

**Owner/Developer Information:**

Name: St. John's Baptist Church

Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Work E-mail: \_\_\_\_\_

**Surveyor/Engineer Information:**

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana, TX 75503

Phone: 903-838-8533 Fax: ( ) \_\_\_\_\_ Work E-mail: jwood@mtgengineers.com

**Applicant/Agent Information:**

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana, TX 75503

Phone: 903-838-8533 Fax: ( ) \_\_\_\_\_ Work E-mail: jwood@mtgengineers.com

**Required Documents:**

- 1 Electronic Copy of Plat
- 1 Fullsize Copy of Plat (24"x36")
- 1 Halfsize Copy of Plat (11"x17")
- Most Current Recorded Subdivision Plat for Replat or Amendment

**Owners/Applicant Certification**

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and all of the terms and conditions of the City of Texarkana Subdivision Ordinance, including all necessary studies, plans, and supporting information are accepted and approved. All necessary plat checklists and fees must also be turned in with this application.

I certify that the information on this form and the attached plats is true and accurate to the best of my/our knowledge and that all necessary documents have been submitted for approval, and all terms and conditions of the City of Texarkana, Texas Subdivision Ordinance have been met. I understand that the City may reject this application if any information that is submitted is incomplete.

Jeffrey Wood  
Applicant's Printed Name

  
Applicant's Signature

3/12/25  
Date

Application Fee: \_\_\_\_\_

Received by: \_\_\_\_\_

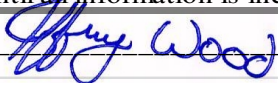
Attachment: 23859\_38084\_PlatComments-StJohnAddition-April2025PZ (4455 : Consider replat on Lots 9-13, 15, 16, and abandoned alley)

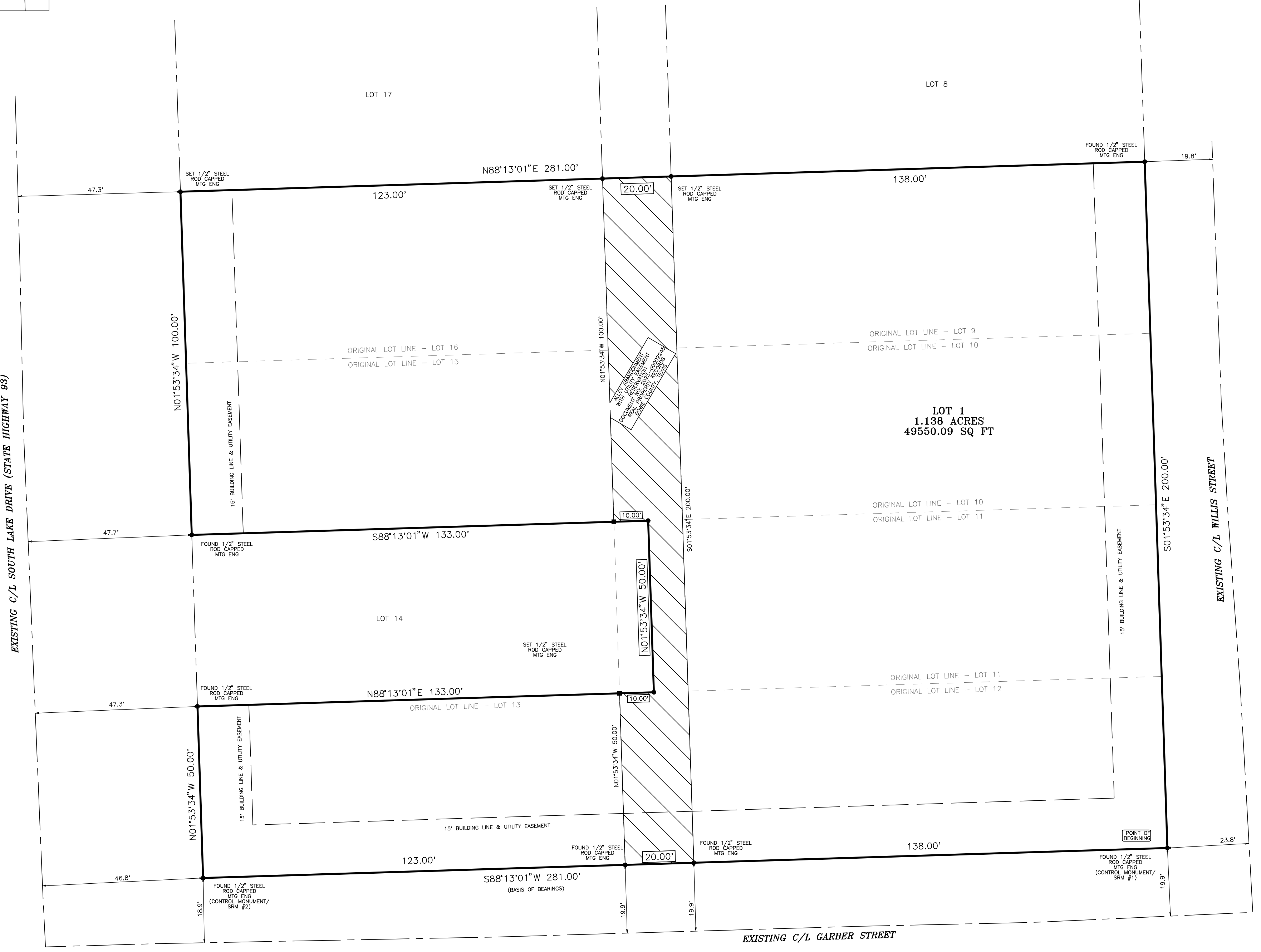
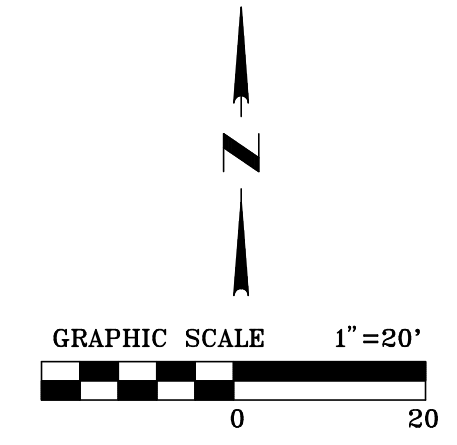
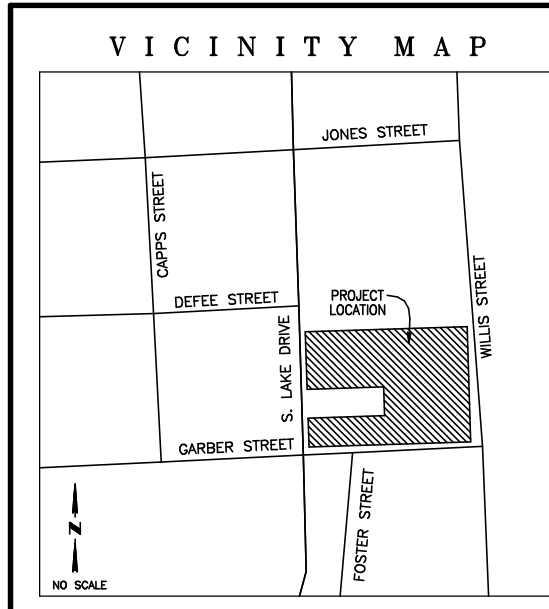


CITY OF  
**TEXARKANA**  
TEXAS

P.O. Box 1967  
Texarkana, TX 75504  
Phone (903) 798-3900

Attachment: 23859\_38084\_PlatComments-StJohnAddition-April2025PZ (4455 : Consider replat on Lots 9-13, 15, 16, and abandoned alley)

<b>REPLAT CHECKLIST</b>	
<b>GENERAL INFORMATION / PROJECT DESCRIPTION</b>	
Date, written and graphic scale (100 scale or smaller) and north arrow	<input checked="" type="checkbox"/>
Location Map for proposed development	<input checked="" type="checkbox"/>
Title and Name of Subdivision	<input checked="" type="checkbox"/>
Legal Description and identification of tract being subdivided or resubdivided	<input checked="" type="checkbox"/>
1. Legal description shall be referenced to a previous recorded subdivision	
<b>SPECIFIC PLAT INFORMATION</b>	
Names or designations of all adjoining subdivisions or properties	<input checked="" type="checkbox"/>
Adjacent dedicated streets, alleys, and easements	<input checked="" type="checkbox"/>
Outline of proposed tract (shall stand out compared to other boundary lines)	<input checked="" type="checkbox"/>
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	<input checked="" type="checkbox"/>
All block, lot and street boundary lines	<input checked="" type="checkbox"/>
1. Blocks and lots shall be numbered	
2. Building lines and easements are shown	
a. Commercial (15')	
b. Residential (25')	
c. In PUR, building line is not less than 15'	
Surveyor Note explaining purpose of Replat	<input checked="" type="checkbox"/>
100 Year FEMA Flood Zones	<input checked="" type="checkbox"/>
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	<input checked="" type="checkbox"/>
Shown all necessary dimensions	<input checked="" type="checkbox"/>
Supplemental Survey Reference Markers	<input checked="" type="checkbox"/>
Certificate of ownership	<input checked="" type="checkbox"/>
Certificate of surveyor	<input checked="" type="checkbox"/>
Certificate of approval by planning and zoning commission	<input checked="" type="checkbox"/>
<b>CERTIFICATION STATEMENT</b>	
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.	
	3-12-25
Signature	Date
Jeffrey Wood	
Printed Name	



Property Description  
1.138 Acres  
49550.09 Sq. Ft.  
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Jacob Carsner Headright Survey, Abstract 116, Bowie County, Texas, being all of Lots No. 9 through 13, 15, and 16, Block 1 of Buchanan Avenue Addition according to the plat recorded in Volume 40, Page 61 of the Plat Records of Bowie County, Texas, and being a part of that certain tract of land described as 0.278 acres in the Alley Abandonment by the City of Texarkana, Texas, Ordinance No. XXXXX, dated XX, recorded in Document No. XXX of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument) found for a corner, capped MTG, lying at the intersection of the West right-of-way line of Willis Street and the North right-of-way line of Garber Street, same being the Southeast corner of the said Lot No. 12;

THENCE South 88 degrees 13 minutes 01 seconds West, basis of bearings, passing at a distance of 138.00 feet a 1/2 inch steel rod found for a corner, capped MTG ENG, the Southwest corner of the said Lot No. 12 and the Southeast corner of the said 0.278 acre tract, continuing a distance of 20.00 feet passing a 1/2 inch steel rod found for a corner, capped MTG ENG, the Southwest corner of the said 0.278 acre tract and the Southeast corner of the said Lot No. 13, and continuing a distance of 123.00 feet for a total distance of 281.00 feet to a 1/2 inch steel rod (control monument) found for a corner, capped MTG ENG, lying at the intersection of the South line of the said Lot 13, the North right-of-way line of the said Garber Street, and the East right-of-way line of South Lake Drive (State Highway 93);

THENCE North 01 degrees 53 minutes 34 seconds West a distance of 50.00 feet along the East right-of-way line of the said South Lake Drive to a 1/2 inch steel rod found for a corner, capped MTG ENG, lying at the intersection of the North line of the said Lot No. 13, the South line of Lot No. 14 of the said Block 1, and the East right-of-way line of the said South Lake Drive;

THENCE North 88 degrees 13 minutes 01 seconds East a distance of 133.00 feet along the North line of the said Lot No. 13 and the South line of the said Lot No. 14 to a 1/2 inch steel rod set for a corner, capped MTG ENG, lying in the center of the said abandoned alley;

THENCE North 01 degrees 53 minutes 34 seconds West a distance of 50.00 feet along the centerline of the said abandoned alley to a 1/2 inch steel rod set for a corner, capped MTG ENG;

THENCE South 88 degrees 13 minutes 01 seconds West a distance of 133.00 feet along the South line of the said Lot No. 15, and the North line of the said Lot No. 14 to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the intersection of the South line of the said Lot No. 15, the North line of the said Lot No. 14, and the East right-of-way line of the said South Lake Drive (State Highway 93);

North 01 degrees 53 minutes 34 seconds West a distance of 100.00 feet along the East right-of-way line of the said South Lake Drive to a 1/2 inch steel rod set for a corner, capped MTG ENG, lying at the intersection of the North line of the said Lot No. 16, the South line of Lot No. 17 of the said Block 1, and the East right-of-way line of the said South Lake Drive;

THENCE North 88 degrees 13 minutes 01 seconds East passing at a distance of 123.00 feet a 1/2 inch steel rod set for a corner, capped MTG ENG, the Northeast corner of the said Lot No. 17, continuing a distance of 20.00 feet passing a 1/2 inch steel rod set for a corner, capped MTG ENG, the Northwest corner of the said Lot No. 9, and the Southwest corner of Lot No. 8 of the said Block 1, and continuing a distance of 138.00 feet for a total distance of 281.00 feet to a 1/2 inch steel rod found for a corner, capped MTG, lying in the West right-of-way line of the said Willis Street, same being the Northeast corner of the said Lot 9 and the Southeast corner of the said Lot 8;

THENCE South 01 degrees 53 minutes 34 seconds East a distance of 200.00 feet along the East line of the said Lots 9 through 12, and the West right-of-way line of the said Willis Street to the point of beginning and containing 1.138 acres of land, at the time of this survey.

CERTIFICATE OF DEDICATION BY OWNER

We, being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as St. John Addition, being a Replat of Lots 9-13, 15, and 16, Block 1, Buchanan Avenue Addition, a subdivision of a part of the J. Carsner Headright Survey, Abstract 116, Bowie County, Texas.

St. John Baptist Church

STATE OF TEXAS  
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public \_\_\_\_\_ Commission Expires: \_\_\_\_\_  
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

I, the undersigned, do hereby certify that the Plat of St. John Addition, being a Replat of Lots 9-13, 15, and 16, Block 1, Buchanan Avenue Addition a subdivision of a part of the J. Carsner Headright Survey, Abstract 116, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of some were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved

on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Planning Commission Approval

Expires on \_\_\_\_\_

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_

SURVEYOR NOTE:

- THE PURPOSE OF THE REPLAT IS TO MAKE THE FOLLOWING CHANGES:
- 1) TO REMOVE THE LOT LINE BETWEEN LOTS 9-13, 15, 16, AND THE ABANDONED ALLEY OF BLOCK 1 OF BUCHANAN AVENUE ADDITION AND CREATE ONE LOT.
  - 2) THIS PLAT IS NOT IN VIOLATION OF ANY RESTRICTIVE COVENANTS AFFECTING THE PROPERTY.
  - 3.) ALL MONUMENTS ARE SET 1/2" STEEL RODS, CAPPED MTG ENG, UNLESS OTHERWISE INDICATED.

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground March 3, 2025, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as St. John Addition, being a Replat of Lots 9-13, 15, and 16, Block 1, Buchanan Avenue Addition, a subdivision of a part of the J. Carsner Headright Survey, Abstract 116, Bowie County, Texas.

Jeffrey A. Wood  
Registered Professional Land Surveyor  
No. 6220, State of Texas  
Firm Certificate No. 101011-00  
Date: March 12, 2025



FLOOD STATEMENT:  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48037C03, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 2017 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATION MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOOD ZONE.

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE", AND 83. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS.

CONTROL MONUMENT/SRM #1 CONTROL MONUMENT/SRM #2  
N=7224180.3404 N=7224130.3720  
E=3323107.3218 E=3323109.0990

ST. JOHN ADDITION		 5930 SUMMERHILL ROAD TEXARKANA, TX P 903.838.8533 www.mtgengineers.com TBPE FIRM NO. F-354 AS CDA NO. 125 © MTG 2025
Date	Revision/Description	
Drawn By DH	Checked By JW	Project No. 246998
		Dwg. Date 3/12/25
		File No.
		Sheet No.

**TEX-Henslee, Dustin**

---

**From:** TEX-Henslee, Dustin  
**Sent:** Friday, March 14, 2025 12:03 PM  
**To:** dwwiley@aep.com; Zachary S Pianalto; michael.a.latham@windstream.com; Chris Jackson; McCormick, Brandon K; TWU-Smith, Gary; TEX-Daniel, Mashell; willb@bcec.com; TWU-Rogers, Terri; Langley, Joe; TTFD-James, Heather; mgross@bowieappraisal.org; Tommy Bruce; Brandon Brooks; GREG STRICKLAND; Stephanie Green; Jeremy Lindsey; dmcdowell@swrea.com; TX-Maxey, Shawn; Adam Keahey; tray.mcneil@rittercommunications.com; Fisher, Jacob W  
**Cc:** TEX-Puckett, Laura  
**Subject:** Plat Review - St. John Addition being a Replat of Lots 9-13, 15 and 16, Block 1 Buchanan Avenue Addition  
**Attachments:** PlatReview-StJohnAddition-April2025.pdf

All,

We have received a request for approval of the plat for St. John Addition being a Replat of Lots 9-13, 15 and 16, Block 1 Buchanan Avenue Addition. This property is intersection of S. Lake Drive, Garber St, and Willis Street. I would also like to mention that the City Council approved the alley abandonment (retaining a 20' utility easement) at the recent city council meeting.

Attached is the application, checklist, and plat. This plat will be on the **April 7, 2025 P&Z Agenda** so please review and provide any comments back to me via email by **12 PM, March 26, 2025** . If you have any questions, please let me know.

Thanks,

*Dusty Henslee, P.E., CFM, CPM*  
*Assistant City Manager/Director of Public Works*  
*City of Texarkana, Texas*  
 Office: (903)-798-3953  
 Cell: (903)-908-1808

**Email communications through this office may be subject to Texas Public Records laws and may be shared with others.**

Attachment: 23859\_38084\_PlatComments-StJohnAddition-April2025PZ (4455 : Consider replat on Lots 9-13, 15, 16, and abandoned alley)

**From:** [Will Burris](#)  
**To:** [TEX-Henslee, Dustin](#)  
**Subject:** RE: Plat Review - St. John Addition being a Replat of Lots 9-13, 15 and 16, Block 1 Buchanan Avenue Addition  
**Date:** Monday, March 17, 2025 11:00:36 AM

**CAUTION:** This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bowie Cass Electric has no Conflict or Comment.

Thanks,

William Burris  
 Engineering Staking Coordinator  
 Bowie-Cass Electric Cooperative  
 P.O. Box 47 / 117 N. Street  
 Douglassville, Texas 75560  
 Desk: 903-846-8009

**From:** TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>  
**Sent:** Friday, March 14, 2025 12:03 PM  
**To:** dwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; Will Burris <willb@bcec.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>  
**Cc:** TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>  
**Subject:** [CAUTION EXTERNAL EMAIL] Plat Review - St. John Addition being a Replat of Lots 9-13, 15 and 16, Block 1 Buchanan Avenue Addition

All,

We have received a request for approval of the plat for St. John Addition being a Replat of Lots 9-13, 15 and 16, Block 1 Buchanan Avenue Addition. This property is intersection of S. Lake Drive, Garber St, and Willis Street. I would also like to mention that the City Council approved the alley abandonment (retaining a 20' utility easement) at the recent city council meeting.

Attached is the application, checklist, and plat. This plat will be on the **April 7, 2025 P&Z Agenda** so please review and provide any comments back to me via email by **12 PM, March 26, 2025** . If you have any questions, please let me know.

Thanks,

***Dusty Henslee, P.E., CFM, CPM***  
***Assistant City Manager/Director of Public Works***  
***City of Texarkana, Texas***  
Office: (903)-798-3953  
Cell: (903)-908-1808

**Email communications through this office may be subject to Texas Public Records laws and may be shared with others.**

**From:** [Brandon Brooks](#)  
**To:** [TEX-Henslee, Dustin](#)  
**Subject:** RE: [EXTERNAL EMAIL] Plat Review - St. John Addition being a Replat of Lots 9-13, 15 and 16, Block 1 Buchanan Avenue Addition  
**Date:** Friday, March 14, 2025 2:48:38 PM  
**Attachments:** [image001.jpg](#)

**CAUTION:** This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We are good with this if they know they cannot build a structure over the easement and that we will have access to the easement. Thank you.



Brandon Brooks  
 Operations Supervisor | Texarkana, Arkansas  
 903.824.1304 c.  
[bbrooks@summitutilities.com](mailto:bbrooks@summitutilities.com)

**From:** TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>  
**Sent:** Friday, March 14, 2025 12:03 PM  
**To:** dw Wiley@ aep.com; Zachary S Pianto <zspialto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; Greg Strickland <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>  
**Cc:** TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>  
**Subject:** [EXTERNAL EMAIL] Plat Review - St. John Addition being a Replat of Lots 9-13, 15 and 16, Block 1 Buchanan Avenue Addition

All,

We have received a request for approval of the plat for St. John Addition being a Replat of Lots 9-13, 15 and 16, Block 1 Buchanan Avenue Addition. This property is intersection of S. Lake Drive, Garber St, and Willis Street. I would also like to mention that the City Council approved the alley abandonment (retaining a 20' utility easement) at the recent city council meeting.

Attached is the application, checklist, and plat. This plat will be on the **April 7, 2025 P&Z Agenda** so please review and provide any comments back to me via email by **12 PM, March 26, 2025** . If you have any questions, please let me know.

Thanks,

***Dusty Henslee, P.E., CFM, CPM***  
***Assistant City Manager/Director of Public Works***  
***City of Texarkana, Texas***  
Office: (903)-798-3953  
Cell: (903)-908-1808

**Email communications through this office may be subject to Texas Public Records laws and may be shared with others.**

*If you received this message in error, please do not read, copy, or share it. Instead, please notify the sender immediately and permanently delete all copies in your possession.*

**From:** [Zac Pianalto](#)  
**To:** [TEX-Henslee, Dustin](#); [Dusty Wiley](#)  
**Subject:** RE: Plat Review - St. John Addition being a Replat of Lots 9-13, 15 and 16, Block 1 Buchanan Avenue Addition  
**Date:** Friday, March 14, 2025 2:28:33 PM  
**Attachments:** [image001.png](#)

**CAUTION:** This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dusty,

SWEPCO has no objections to the replat. I have worked with the builder Mark Wurtele and have a job ready for construction to move the SWEPCO lines off the Windstream poles in the alley. The new St. John Church will be served from existing lines on Willis St.

Thank you,



**ZAC PIANALTO | ENGINEER**

[ZSPIANALTO@AEP.COM](mailto:ZSPIANALTO@AEP.COM) | C:903.826.5027

3708 W 7TH ST, TEXARKANA, TX 75501-6324

**From:** TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>  
**Sent:** Friday, March 14, 2025 12:03 PM  
**To:** Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>  
**Cc:** TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>  
**Subject:** [EXTERNAL] Plat Review - St. John Addition being a Replat of Lots 9-13, 15 and 16, Block 1 Buchanan Avenue Addition

All,

We have received a request for approval of the plat for St. John Addition being a Replat of Lots 9-13, 15 and 16, Block 1 Buchanan Avenue Addition. This property is intersection of S. Lake Drive, Garber St, and Willis Street. I would also like to mention that the City Council approved the alley abandonment (retaining a 20' utility easement) at the recent city council meeting.

Attachment: 23859\_38084\_PlatComments-StJohnAddition-April2025PZ (4455 : Consider replat on Lots 9-13, 15, 16, and abandoned alley)

Attached is the application, checklist, and plat. This plat will be on the **April 7, 2025 P&Z Agenda** so please review and provide any comments back to me via email by **12 PM, March 26, 2025** . If you have any questions, please let me know.

Thanks,

***Dusty Henslee, P.E., CFM, CPM***  
***Assistant City Manager/Director of Public Works***  
***City of Texarkana, Texas***  
Office: (903)-798-3953  
Cell: (903)-908-1808

**Email communications through this office may be subject to Texas Public Records laws and may be shared with others.**

## City of Texarkana, Texas

Version:

Update Date: 3/26/2025 8:59 AM

**Summary Sheet**

**Lead Department:** Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator  
**Subject:** S-806: Granting a Specific Use Permit to allow one additional use of Permanent Cosmetics on an approximate 0.24-acre tract of land (being Tract 3A), Mary E Wills Subdivision, located at 3115 Kennedy Lane. Chinh Hoang, owner.  
**Meeting Date:** 4/7/2025

**Attachments**

- a. Hearing Notice and Application (PDF)
- b. Legal Description (PDF)
- c. Maps (PDF)

**Staff Coordination**

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
04/07/2025 6:00 PM		

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

This is a request by Chinh Hoang, owner for a Specific Use Permit to allow one additional use of permanent cosmetics on an approximate 0.24-acre tract of land (being Tract 3A), Mary E. Wills Subdivision, located at 3115 Kennedy Lane. The property is zoned General Retail.

The Future Land Use Map has designated this property as "Neighborhood Retail".

The adjacent zoning is General Retail to the north, east, and west, and Single Family-2 to the south. The adjacent land usage is retail to the north, east, and west and residential to the south.

A Specific Use Permit is required to allow permanent cosmetics in the General Retail zoning district.

Staff recommends for approval of this request with the following stipulations:

1. That the owner/or any employee performing the application of tattooing procedures be currently licensed by the State and meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the city prior to the opening of the business).

## City of Texarkana, Texas

2. If this use ever ceases at this location, the City may revoke the Specific Use Permit that allows permanent cosmetics.
3. That the sale of tobacco products or drug paraphernalia from the space used for permanent cosmetics is prohibited.
4. That any remodeling of the current building must meet all city codes and requires licensed contractors.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notifications and application requirements have been met to consider this request.

### Potential Options:

Approve or deny

---

### Fiscal Implications:

NOT APPLICABLE

### Staff Recommendation:

Staff recommend approval of this request with stipulations.

### Advisory Board/Committee Review:

Planning and Zoning Commission

### Board/Committee Recommendation:

NOT APPLICABLE

### Advisory Board/Committee Meeting Date and Minutes:

April 7, 2025

### NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3<sup>rd</sup> & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: Monday, APRIL 7, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, MAY 12, 2025 Hearing Time: 6:00 pm

- ◆ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4<sup>th</sup> vote of the City Council will be required. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to [lpuckett@txkusa.org](mailto:lpuckett@txkusa.org)).



OWNER: Chinh Hoang, owner

OWNER'S ADDRESS: 3115 Kennedy Lane, Texarkana, Texas 75503

LOCATION OF REZONING: 3115 Kennedy Lane, Texarkana, Texas 75503

PROPOSED CHANGE: Specific Use Permit to allow the one additional use of permanent cosmetics/ facial tattooing

LEGAL DESCRIPTION: on an approximate 0.24-acre tract of land (being Tract 3A), Mary E. Wills Subdivision

CASE NUMBER: S-806

DATE MAILED: March 20, 2025

Attachment: Hearing Notice and Application (4456 : S-806: SUP Permanent Cosmetics 3115 Kennedy Lane)



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

220 Texas Blvd  
Texarkana TX 75501  
(903) 798-3945  
[www.ci.texarkana.tx.us.org](http://www.ci.texarkana.tx.us.org)

Receipt No. 25-000552

Case S-806

Date 2-19-25

To: The Planning and Zoning Commission  
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: \_\_\_\_\_ Block: Tract 3A Addition: Mary E Wills Subd.  
(Or see attached legal description)

Location: 3115 Kennedy Lane Texarkana TX 75503

Present Zoning: \_\_\_\_\_

Requested: Specific Use Permit

The requested Specific Use Permit will be used for the following.

Tattoo (microblading) shop

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Attorney or Agent Signature

\_\_\_\_\_  
Printed Name:

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Home Phone & Cell Phone

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Printed Name: Chinh Hoang

\_\_\_\_\_  
Address: 3115 Kennedy Lane

\_\_\_\_\_  
City, State, Zip: Texarkana TX 75503

\_\_\_\_\_  
Home Phone & Cell Phone: 903-276-7484

\_\_\_\_\_  
Email Address: Chinh8664@gmail.com

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Hearing Notice and Application (4456 : S-806: SUP Permanent Cosmetics 3115 Kennedy Lane)

BEING a 0.24 acre tract of land in the CHANCELLOR BEACH HEADRIGHT SURVEY, ABSTRACT NO. 731, Bowie County, Texas, said 0.24 acres being all that certain tract of land described in deed to Kyle B. Davis as recorded in Volume 4418, Page 27, Real Property, Bowie County, Texas, (R.P.R.B.C.T.), said 0.24 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch reinforced steel rod set in the south line of Kennedy Lane and being the northwest corner of a tract of land described in deed to Kennedy-Cowhorn Properties, LLC as recorded in Volume 4985, Page 316, R.P.R.B.C.T.

THENCE, S 00°28'23" W, 139.36 feet with the west line of said Kennedy-Cowhorn Properties, LLC tract to a 1 inch pipe found in the north line of Lot 2, of Planet Addition an addition to Texarkana as recorded in Volume 329, Page 198, Deed Records, Bowie County, Texas;

THENCE, N 89°02'17" W, 75.08 feet to a 1/2 inch reinforced steel rod set at the northwest corner of said Lot 2 and being the east line of a tract of land described in deed to Larry Shane Woodruff as recorded in Volume 3545, Page 65, R.P.R.B.C.T.;

THENCE, N 00°29'10" E, 138.10 feet to a 1/2 reinforced steel rod set at the northeast of said Woodruff tract and the south line of the above said Kennedy Lane;

THENCE, N 90°00'00" E, 75.05 feet with the south line of said Kennedy Lane to the POINT OF BEGINNING and containing 0.24 acres of land, more or less.

Bearings based on the south line of Kennedy Lane as recorded in Volume 4418, Page 27, R.P.R.B.C.T.

C-M = Control Monument

Roy Surveying has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.



*Daniel A. Smith*  
 DANIEL A. SMITH  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR  
 TEXAS No. 4645

Attachment: Legal Description (4456 : S-806: SUP Permanent Cosmetics 3115 Kennedy Lane)



# 3115 Kennedy Lane



Attachment: Maps (4456 : S-806: SUP Permanent Cosmetics 3115 Kennedy Lane)

City of Texarkana, Texas

Version:

Update Date: 3/26/2025 9:00 AM

# Summary Sheet

**Lead Department:** Planning & Zoning Commission      **Action Officer:** Laura Puckett, Zoning Administrator  
Z-25-5: rezoning on an approximate 5-acre tract of land (being Tract 13B), L T King HRS, A-327, located at 3001 Bender Road from Two Family-2 to Planned Development-Multiple Family-1. Dennis Pascarella, owner, and David Williams, MTG Engineers and Surveyors, agent.

**Subject:** Williams, MTG Engineers and Surveyors, agent.

**Meeting Date:** 4/7/2025

### Attachments

- a. Hearing Notice and Application (PDF)
- b. Legal Description (PDF)
- c. Maps (PDF)

### Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting      Pending
04/07/2025 6:00 PM		

### Updates/History of Briefing:

NOT APPLICABLE

### Executive Summary and Background Information:

This is a request by Dennis Pascarella, owner, to rezone an approximate 5-acre tract of land (being Tract 13B), L. T. King HRS, A-327, located at 3001 Bender Road from Two Family-2 to Planned Development-Multiple Family-1.

The Future Land Use Map has designated this property as "Suburban Residential".

The adjacent zoning is Two Family-2 to the north, W. Wallace Drive to the south, Single Family-2 to the west, and Agriculture to the east. The adjacent land use is vacant land to the north and east, service road to the south, and a residence to the west.

Staff recommends for approval this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

**City of Texarkana, Texas**

All notification and application requirements have been met to consider this request.

**Potential Options:**

Approve or deny

---

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommend approval of this request

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

**Advisory Board/Committee Meeting Date and Minutes:**

April 7, 2025

### NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3<sup>rd</sup> & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, APRIL 7, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, MAY 12, 2025 Hearing Time: 6:00 pm

- ◆ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4<sup>th</sup> vote of the City Council will be required. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to [lpuckett@txkusa.org](mailto:lpuckett@txkusa.org)).



OWNER: Dennis Pascarella, owner, and David Williams, MTG Engineering and Surveyors, agent

OWNER'S ADDRESS: 1310 Old Post Road, Texarkana, Arkansas 71854

LOCATION OF REZONING: 3001 Bender Road, Texarkana, Texas 75501

PROPOSED CHANGE: New build of individual duplexes

ZONING CHANGE FROM: Two Family-2 TO: Planned Development-Multiple Family-1

LEGAL DESCRIPTION: on an approximate 5-acre tract of land (being Tract 13B), L. T. King HRS A-327

CASE NUMBER: Z-25-5

DATE MAILED: March 20, 2025

Attachment: Hearing Notice and Application (4457 : Z-25-5 rezoning TF-2 to PD-MF-1 3001 Bender Rd)



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967  
220 Texas Blvd  
Texarkana TX 75504  
(903) 796-3945  
[www.ci.texarkana.tx.us.org](http://www.ci.texarkana.tx.us.org)

Receipt No. 25-000553 Case Z-25-5 PD-25-1(MF-1) Date 2-19-25

To: The Planning and Zoning Commission  
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property: Tract 13B in the L T King HRS, Abstract 327 being 5 acres, more or less.

Lot: \_\_\_\_\_ Block: Tract 13B Addition: LT King HRS A-327  
(Or see attached legal description) 5-acres

Location: 3001 Bender Road

Present Zoning: Two-Family Dwelling District 2 (2F-2)

Proposed Zoning: Planned Development Multi-Family Dwelling - 1 (PD-MF1)

If the Zoning Classification is changed by the Commission, this property will be used as:

A 40-unit (20 buildings) duplex development.

Describe the changed conditions occurring since the original zoning which affect your property and justify rezoning:

The developer desires to have all buildings on a single lot with a private driveway  
providing access internal to the site.

David A Williams

Attorney or Agent Signature

David A. Williams  
Print Name

MTG Engineers, 5930 Summerhill RD  
Address

Texarkana, TX 75503  
City, State, Zip

903-838-8533 / 903-293-2919  
Home Phone & Cell Phone

dwilliams@mtgengineers.com  
Email Address

Jeremy Pascarella

Property Owner Signature

Jeremy Pascarella  
Print Name

1310 Old Post Road  
Address

Texarkana, AR 71854  
City, State, Zip

870-772-7327 / 903-293-1889  
Home Phone & Cell Phone

jeremy@jpmasonryinc.com  
Email Address

**BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY**

Attachment: Hearing Notice and Application (4457 : Z-25-5 rezoning TF-2 to PD-MF-1 3001 Bender Rd)

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

### WARRANTY DEED

KNOW ALL BY THESE PRESENTS:

THAT PAMELA CHERYL MULDREW, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, does hereby grant, bargain, sell and convey unto JPM RENTAL PROPERTIES, LLC, GRANTEE, and unto its heirs and assigns forever, subject to the reservations from and exceptions to the conveyance and warranty, the following described lands located in the County of Bowie, State of Texas:

All that certain tract or parcel of land being a part of the L. T. KING HEADRIGHT SURVEY, A-327, Bowie County, Texas, and being all of a 5.0 acre tract as described in Fiduciary Deed from Estate of Carl W. Self, through its Independent Executrix, Peggy A. Self to Peggy A. Self, dated August 30, 2004, recorded in Volume 4400, Page 199 of the Real Property Records of Bowie County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2" rebar for corner on the South right-of-way lie of Bender Road at the Northeast corner of the above described 5.0 acre tract of land, same being the Northwest corner of a 5.00 acre tract as described in Warranty Deed to Brian G. Griffith recorded in Volume 4871, Page 254 of the Real Property Records of Bowie County, Texas;

THENCE: S 00° 34' 31" W, with the East boundary line of the above described 5.0 acre tract, same being the West boundary line of the above described 5.00 acre tract, 779.38 feet to a set 5/8" rebar with plastic cap (Stamped R.P.L.S. 4874 Typical) for corner on the North right-of-way line of West Wallace Street;

THENCE: N 89° 40' 53" W, with the North right-of-way line West Wallace Street, 280.00 feet to a set 5/8" rebar with plastic cap for corner in an existing fence line;

THENCE: N 00° 33' 30" E, along an existing fence line, same being the West boundary line of the above described 5.0 acre tract, same being the East boundary line of a 2.482 acre tract as described in Warranty Deed to Brenda Louise Davis, recorded in Volume 1730, Page 324 of the Real Property Records of Bowie county, Texas, 777.82 feet to a found 1/2" metal bold for corner on the South right-of-way lie of Bender Road;

THENCE: N 90° 00' 00" E, with the North boundary lien of the above described 5.0 acre tract, same being the South right-of-way line of Bender Road, 280.24 feet to the POINT OF BEGINNING, containing 5.0068 acres of land, more or less.

This conveyance is made subject to the following reservations from and exceptions to the conveyance:

Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities to: (a) tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans; (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government; (c) filled-in lands, or artificial islands; (d) statutory water rights, including riparian rights; (e) the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area; standby fees, taxes and assessments by any taxing authority for the year 2023 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year; rights of parties in possession; an easement located on the property granted Southwestern Electric Power Company by instrument recorded in/under Volume 478, Page 271, Clerk's File No. 1795 of the Deed Records of Bowie County, Texas; any and all items, including but not limited to, any shortages in area and/or discrepancies in boundaries, the existence of which would be shown by a current and accurate survey of the property; all leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the public record.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

WITNESS my hand this 26 day of October, 2023.

Pamela C Muldrew  
Pamela Cheryl Muldrew

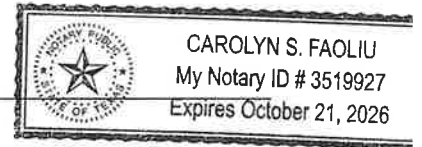
State of Texas  
County of Bowie

On this day before the undersigned Notary Public, personally appeared Pamela Cheryl Muldrew, satisfactorily proven to be the person whose name appears as Grantor in the foregoing instrument and stated that she executed the same for the consideration, uses and purposes therein stated.

In witness whereof, I hereunto set my hand and seal on this 26 day of October, 2023.

Carolyn S. Faoliu  
Notary Public in and for the  
State of Texas

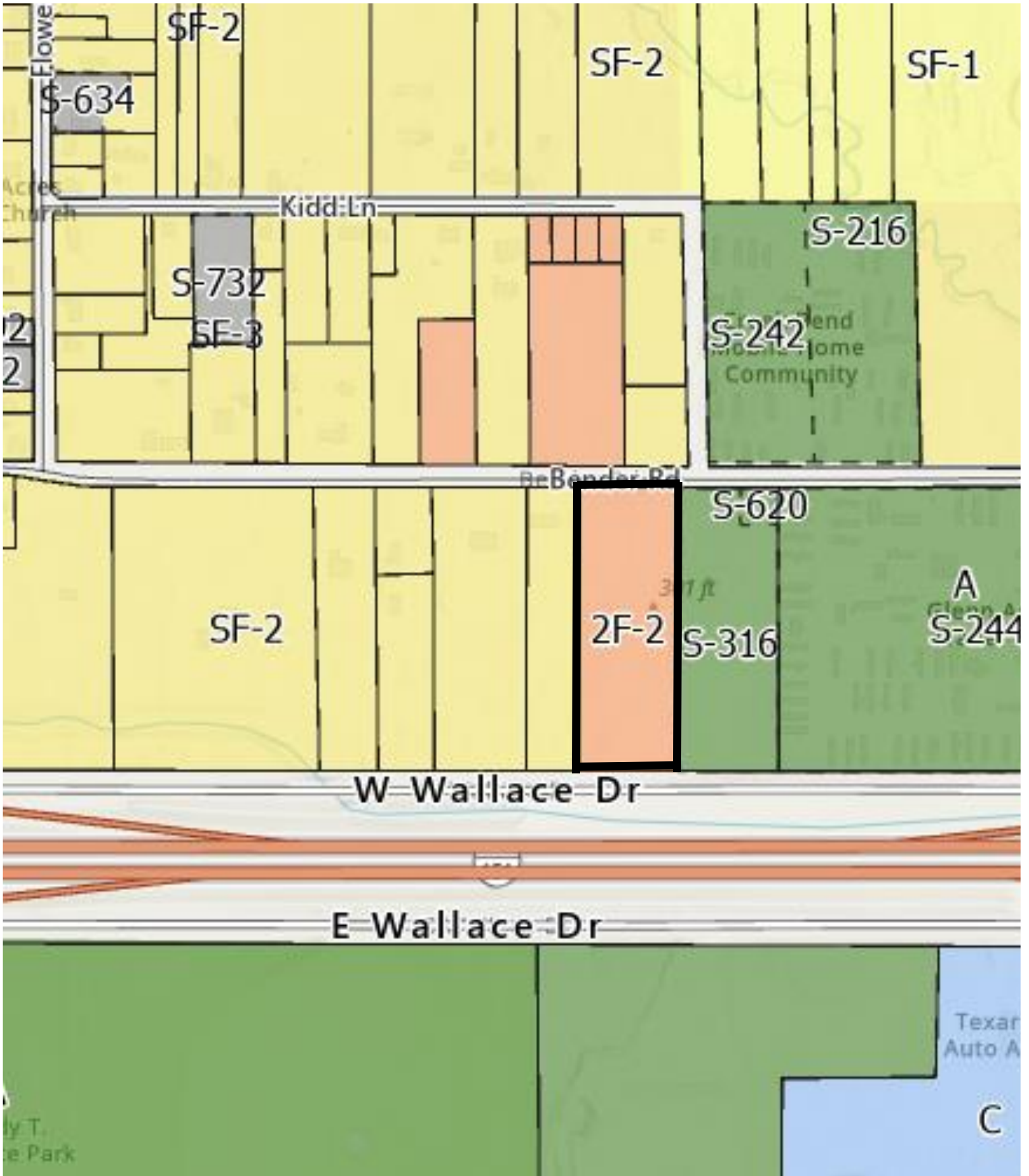
My commission expires:



Document prepared by:  
Unger Law Firm  
Michael R. Unger, Attorney  
4608 Summerhill Road  
Texarkana, TX 75503

Grantee's Address:  
JPM Rental Properties, LLC  
1310 Old Post Rd  
Texarkana AR 71854

# 3001 Bender Road



Attachment: Maps (4457 : Z-25-5 rezoning TF-2 to PD-MF-1 3001 Bender Rd)

# 3001 Bender Road



Attachment: Maps (4457 : Z-25-5 rezoning TF-2 to PD-MF-1 3001 Bender Rd)

City of Texarkana, Texas

Version:

Update Date: 3/26/2025 9:02 AM

Summary Sheet

**Lead Department:** Planning & Zoning Commission      **Action Officer:** Laura Puckett, Zoning Administrator  
Amendment to PD-25-1: for site plan approval on an approximate 5-acre tract of land (being Tract 13B), L T King HRS, A-327, located at 3001 Bender Road. Jeremy Pascarella, owner, and David Williams, MTG Engineering and Surveyors, agent.

**Subject:** Surveyors, agent.

**Meeting Date:** 4/7/2025

**Attachments**

- a. Hearing Notice and Application (PDF)
- b. Legal Description (PDF)
- c. Site Plan (PDF)
- d. Maps (PDF)
- e. Elevations (PDF)

**Staff Coordination**

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting      Pending
04/07/2025 6:00 PM		

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

This is a request by Jeremy Pascarella, owner and David Williams with MTG Engineering and Surveyors, agent, for site plan approval on an approximate 5-acre tract of land (being Tract 13B) L.T. King HRS, A-327, located at 3001 Bender Road. The current zoning is Two Family-2. The property is currently vacant property.

The Future Land Use Map designates this property as “Suburban Residential”.

The adjacent zoning is Two Family-2 to the north, W. Wallace Drive to the south, Single Family-2 to the west, and Agriculture to the east. The adjacent land use is vacant land to the north and east, service road to the south, and a residence to the west.

The site plan consists of the following:

## City of Texarkana, Texas

1. The construction of 40 units (20 buildings). Total square footage of buildings will be 64,360 sq ft.
2. The access driveway will be off Bender Road and W. Wallace Drive. Any changes to the driveway on W. Wallace Drive will require TXDOT approval.
3. There will be 60 parking spaces. Parking spaces shall be a minimum of 180 sq. ft. in size.
4. There will be no signage.
5. Screened dumpster site.
6. Site design will be required to meet all city development codes and manuals (subdivision, street, drainage, etc.)
  - a. TxDOT will have to approve drainage plans as this drains to their system.
7. TIA has been submitted and shows no adverse impacts to Bender Road.
8. Access to service road has been approved by TXDOT.
9. Property is in same layout as in 1996, so plat is not required unless public infrastructure is being built.
10. Driveway permit for driveway to lift station.

Staff recommend for approval of the site plan with stipulations.

The applicant should also be aware that if this site plan approval item is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water, and sewer prior to the issuance of building permits.

### Potential Options:

Approve or deny

---

### Fiscal Implications:

NOT APPLICABLE

### Staff Recommendation:

Staff recommend approval of this request with stipulations.

### Advisory Board/Committee Review:

Planning and Zoning Commission

### Board/Committee Recommendation:

NOT APPLICABLE

### Advisory Board/Committee Meeting Date and Minutes:

April 7, 2025

### NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3<sup>rd</sup> & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, APRIL 7, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, MAY 12, 2025 Hearing Time: 6:00 pm

- ◆ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4<sup>th</sup> vote of the City Council will be required. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to [lpuckett@texarkanatexas.gov](mailto:lpuckett@texarkanatexas.gov)).



OWNER: Jeremy Pascarella, owner, and David Williams, MTG Engineering and Surveyors, agent

OWNER'S ADDRESS: 1310 Old Post Road, Texarkana, Arkansas 71854

LOCATION OF REZONING: 3001 Bender Road, Texarkana, Texas 75501

PROPOSED CHANGE: Amendment to PD-25-1(MF-1) for site plan approval for the construction duplex units

LEGAL DESCRIPTION: on an approximate 5-acre tract of land (being Tract 13B), L. T. King HRS, A-327

CASE NUMBER: Amendment-PD-25-1 DATE MAILED: March 20, 2025

Attachment: Hearing Notice and Application (4458 : Amendment to PD-25-1 site plan approval 3001 Bender)



# SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

220 Texas Blvd  
Texarkana TX 75501  
(903) 798-3945

[www.ci.texarkana.tx.us.org](http://www.ci.texarkana.tx.us.org)

Receipt No. 25-00553

Case PD-25-1 (MFI)

Date 2-19-25

To: The Planning and Zoning Commission  
City of Texarkana Texas

Please consider this as my application for site plan approval in the City of Texarkana, Texas for the following described property.

LEGAL DESCRIPTION OF PROPERTY. (Lot and block numbers if in a subdivision; metes and bounds description if any portion of property does not have assigned lot and block numbers)

Tract 13B in the L T King HRS, Abstract 327 being 5 acres, more or less.

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Addition: \_\_\_\_\_  
(Or see attached metes and bounds legal description)

Project location/address:

3001 Bender Road

Present zoning: 2F-2 Proposed zoning (if applicable) PD-MF1

Proposed use: A 40-unit (20 buildings) duplex development.

Total square footage of proposed building 3,218 (64,360 Total) Number of parking spaces 60

Number of required parking spaces per Ordinance 40 Handicapped spaces N/A

~~Material for building facade~~ \_\_\_\_\_

SIGNAGE: Type (i.e. monument, pole) NONE

Size \_\_\_\_\_

Material to be used for structure (if monument style) \_\_\_\_\_

David A Williams  
Attorney or Agent Signature

Jeremy Pascarella  
Property Owner Signature

Printed Name: David A. Williams

Printed Name: Jeremy Pascarella

MTG Engineers, 5930 Summerhill RD  
Address

1310 Old Post Road  
Address

Texarkana, TX 75503  
City, State, Zip

Texarkana, AR 71854  
City, State, Zip

903-838-8533 / 903-293-2919  
Home Phone & Cell Phone

870-772-7327 / 903-293-1889  
Home Phone & Cell Phone

dwilliams@mtgengineers.com  
Email Address

jeremy@jpmasonryinc.com  
Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Hearing Notice and Application (4458 : Amendment to PD-25-1 site plan approval 3001 Bender)

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

### WARRANTY DEED

KNOW ALL BY THESE PRESENTS:

THAT PAMELA CHERYL MULDREW, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, does hereby grant, bargain, sell and convey unto JPM RENTAL PROPERTIES, LLC, GRANTEE, and unto its heirs and assigns forever, subject to the reservations from and exceptions to the conveyance and warranty, the following described lands located in the County of Bowie, State of Texas:

All that certain tract or parcel of land being a part of the L. T. KING HEADRIGHT SURVEY, A-327, Bowie County, Texas, and being all of a 5.0 acre tract as described in Fiduciary Deed from Estate of Carl W. Self, through its Independent Executrix, Peggy A. Self to Peggy A. Self, dated August 30, 2004, recorded in Volume 4400, Page 199 of the Real Property Records of Bowie County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2" rebar for corner on the South right-of-way lie of Bender Road at the Northeast corner of the above described 5.0 acre tract of land, same being the Northwest corner of a 5.00 acre tract as described in Warranty Deed to Brian G. Griffith recorded in Volume 4871, Page 254 of the Real Property Records of Bowie County, Texas;

THENCE: S 00° 34' 31" W, with the East boundary line of the above described 5.0 acre tract, same being the West boundary line of the above described 5.00 acre tract, 779.38 feet to a set 5/8" rebar with plastic cap (Stamped R.P.L.S. 4874 Typical) for corner on the North right-of-way line of West Wallace Street;

THENCE: N 89° 40' 53" W, with the North right-of-way line West Wallace Street, 280.00 feet to a set 5/8" rebar with plastic cap for corner in an existing fence line;

THENCE: N 00° 33' 30" E, along an existing fence line, same being the West boundary line of the above described 5.0 acre tract, same being the East boundary line of a 2.482 acre tract as described in Warranty Deed to Brenda Louise Davis, recorded in Volume 1730, Page 324 of the Real Property Records of Bowie county, Texas, 777.82 feet to a found 1/2" metal bold for corner on the South right-of-way lie of Bender Road;

THENCE: N 90° 00' 00" E, with the North boundary lien of the above described 5.0 acre tract, same being the South right-of-way line of Bender Road, 280.24 feet to the POINT OF BEGINNING, containing 5.0068 acres of land, more or less.

This conveyance is made subject to the following reservations from and exceptions to the conveyance:

Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities to: (a) tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans; (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government; (c) filled-in lands, or artificial islands; (d) statutory water rights, including riparian rights; (e) the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area; standby fees, taxes and assessments by any taxing authority for the year 2023 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year; rights of parties in possession; an easement located on the property granted Southwestern Electric Power Company by instrument recorded in/under Volume 478, Page 271, Clerk's File No. 1795 of the Deed Records of Bowie County, Texas; any and all items, including but not limited to, any shortages in area and/or discrepancies in boundaries, the existence of which would be shown by a current and accurate survey of the property; all leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the public record.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

WITNESS my hand this 26 day of October, 2023.

Pamela C Muldrew  
Pamela Cheryl Muldrew

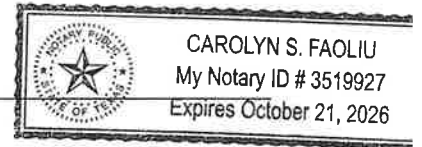
State of Texas  
County of Bowie

On this day before the undersigned Notary Public, personally appeared Pamela Cheryl Muldrew, satisfactorily proven to be the person whose name appears as Grantor in the foregoing instrument and stated that she executed the same for the consideration, uses and purposes therein stated.

In witness whereof, I hereunto set my hand and seal on this 26 day of October, 2023.

Carolyn S. Faoliu  
Notary Public in and for the  
State of Texas

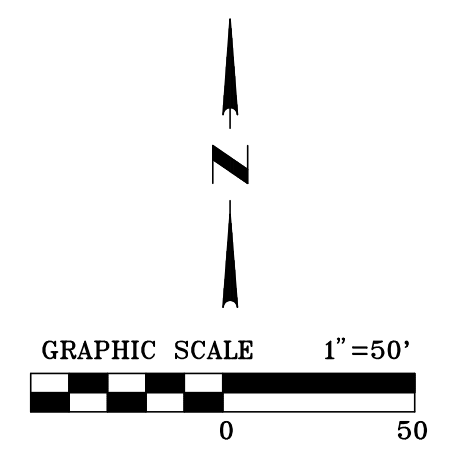
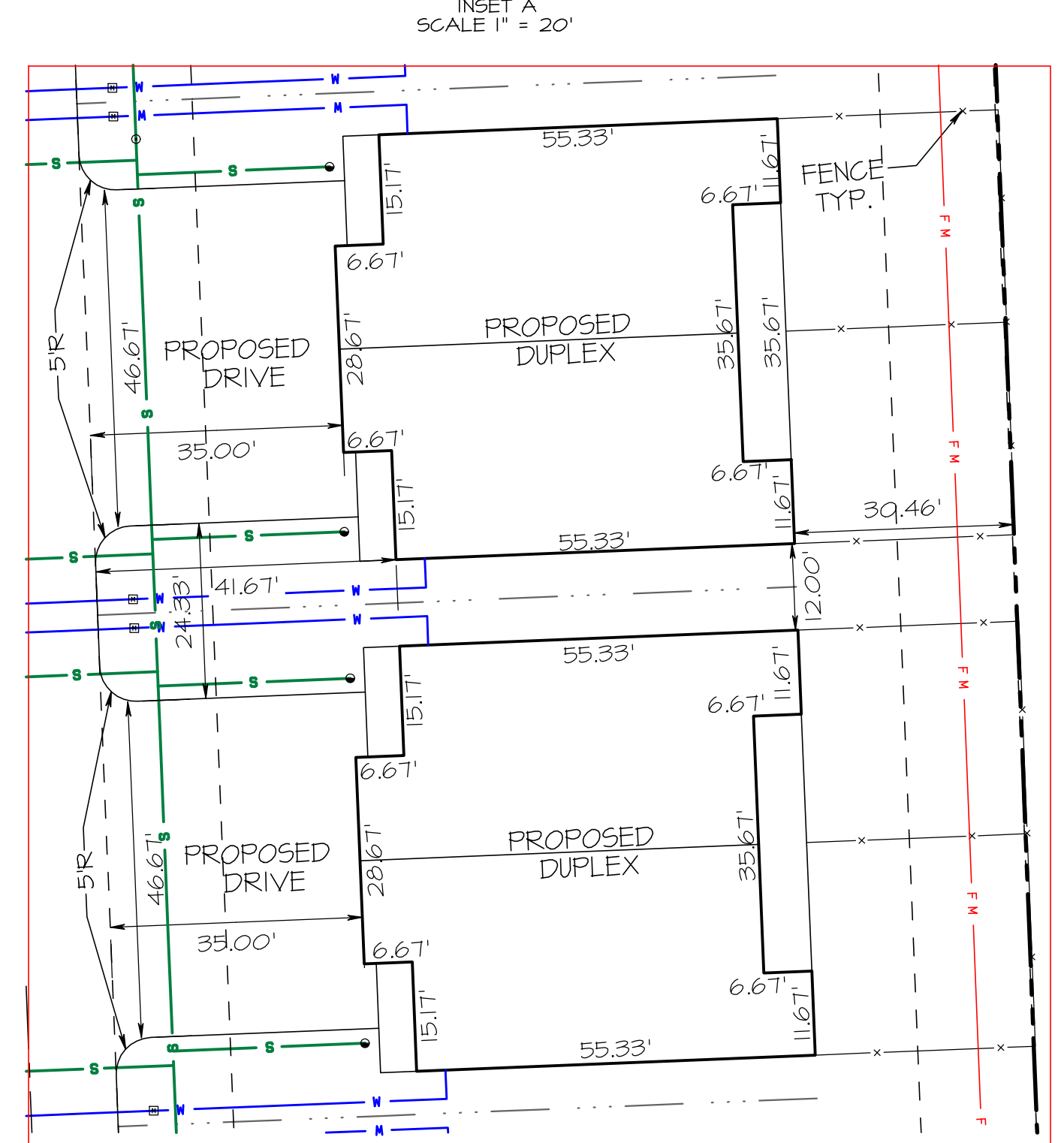
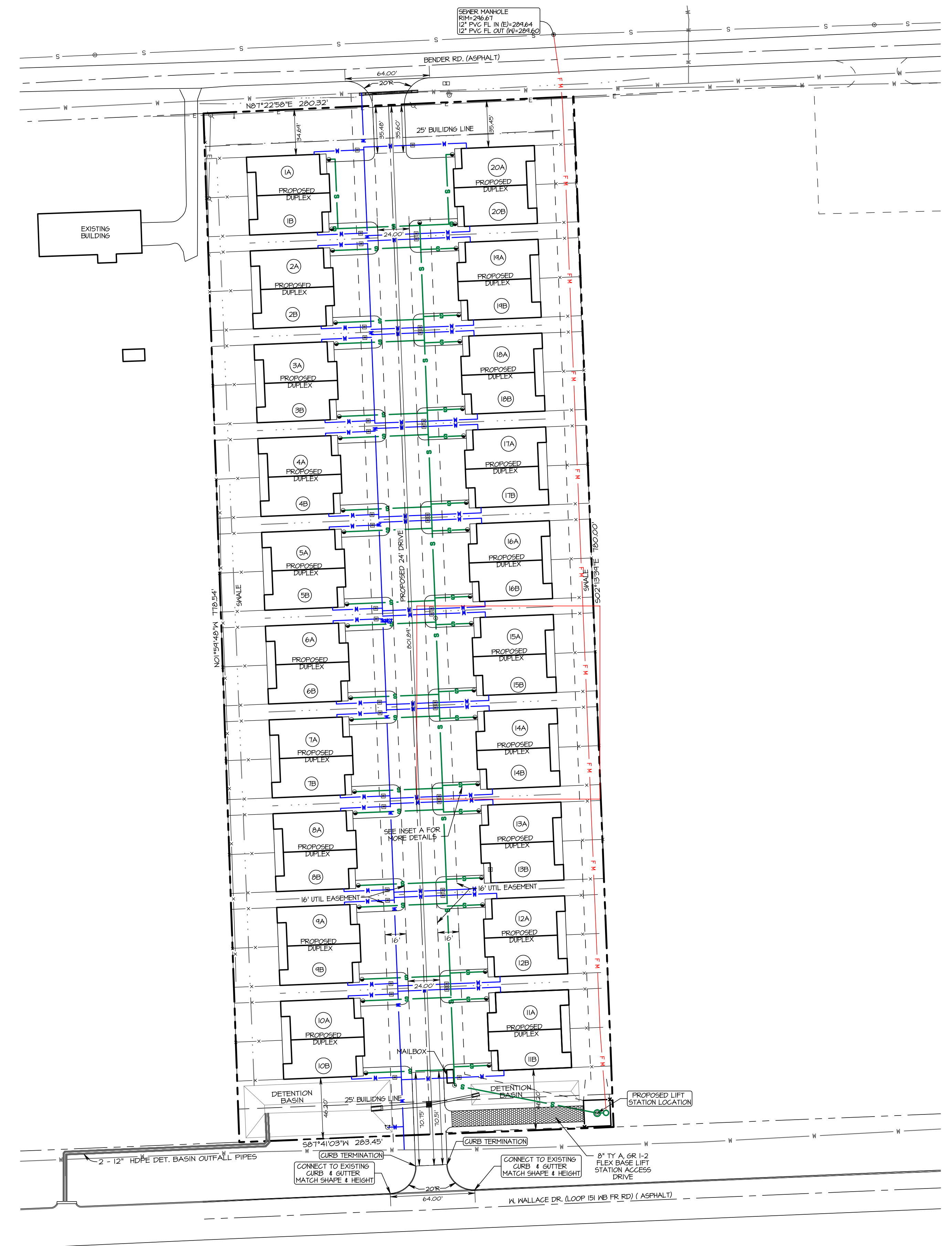
My commission expires:



Document prepared by:  
Unger Law Firm  
Michael R. Unger, Attorney  
4608 Summerhill Road  
Texarkana, TX 75503

Grantee's Address:  
JPM Rental Properties, LLC  
1310 Old Post Rd  
Texarkana AR 71854

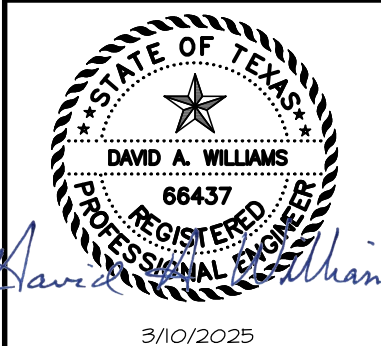
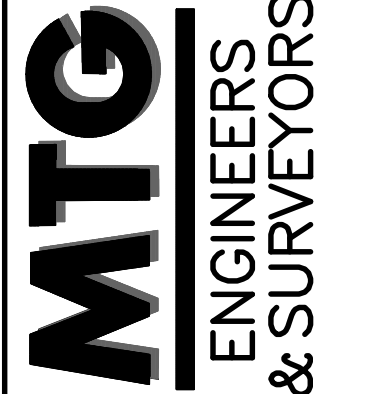
# Amendment to PD-25-1



LEGEND	
---	PROPERTY LINE
---	CURB AND GUTTER
---	BUILDING EDGE
---	EDGE OF PAVEMENT
---	EASEMENT
---	BUILDING LINE OFFSET
---	TOE OF DITCH/SLOPE
---	TOP OF BANK
---	OVERHEAD POWER LINE
---	WATER MAIN
---	SANITARY SEWER MAIN
---	TELEPHONE LINE
---	PROPOSED CONTOUR INT.
---	EXISTING CONTOUR INT.
---	SILT FENCE
---	STORM DRAIN
---	FIRE LANE
---	SPOT ELEVATION
---	POKER POLE
---	WATER METER
---	WATER VALVE
---	CLEAN OUT
---	SANITARY SEWER MANHOLE
---	STORM DRAIN MANHOLE
---	SIGN (TYPICAL)
---	HANDICAP PARKING SYMBOL (PAINTED)
---	FIRE HYDRANT
---	LIGHT POLE
---	GAS REGULATOR
---	IRRIGATION CONTROL VALVE
---	SPRINKLER HEAD
---	ROOF DRAIN
---	TELEPHONE JUNCTION BOX
---	ELECTRIC JUNCTION BOX
---	GUY WIRE
---	TREE

**SITE DATA:**  
 PROPOSED ZONING: PD MFI  
 PARKING REQUIRED - 80 SPACES (2 PER DWELLING UNIT)  
 PARKING PROVIDED - 120 SPACES (80 SPACES EXTERIOR PLUS 40 GARAGE SPACES)  
 TRASH SERVICE WILL BE BY INDIVIDUAL POLY CART (NO DUMPSTER).  
 NO PROPOSED SITE SIGNAGE.  
 ALL SITE LIGHTING WILL BE SHIELDED FROM ADJACENT PROPERTIES.

5830 SUMMERHILL ROAD  
 TEXARKANA, TEXAS  
 P 903.838.6533  
 www.mtgengineers.com  
 TBPE FIRM NO. F-354  
 AR COA NO. 125  
 © MTG 2025



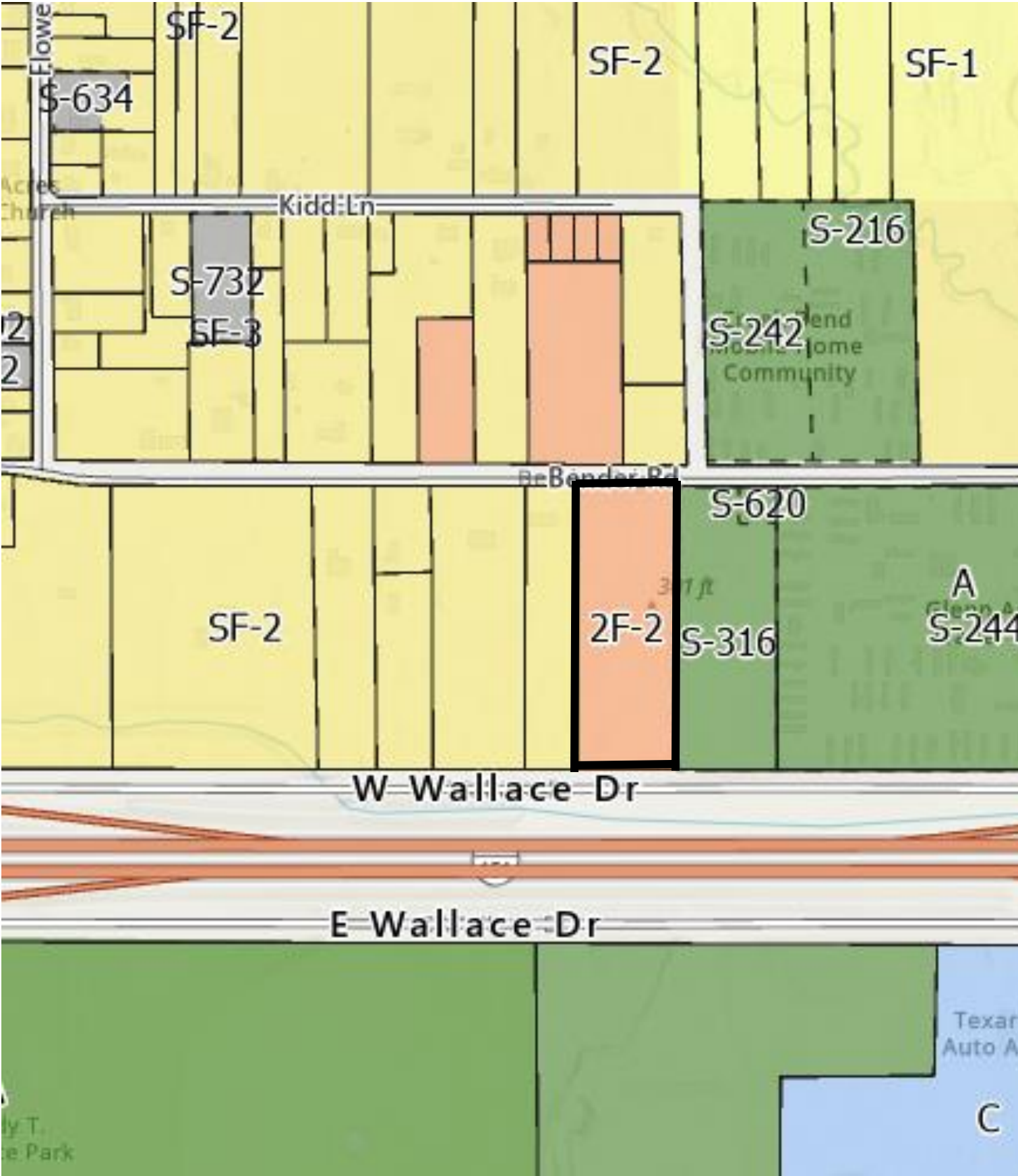
Scale: AS SHOWN  
 Drawn By: A.M.G.  
 Checked By: D.A.V.  
 Date: 3/10/2025  
 Issued for PD Site Plan Approval Only

PLANNED  
 DEVELOPMENT  
 SITE PLAN

BENDER ROAD  
 DUPLEXES  
 TEXARKANA, TEXAS  
 JPM RENTAL  
 PROPERTIES, LLC

Drawing Date: 3/10/2025  
 Project Number: 246105  
 Sheet Number: C2

# 3001 Bender Road



Attachment: Maps (4458 : Amendment to PD-25-1 site plan approval 3001 Bender)

# 3001 Bender Road



Attachment: Maps (4458 : Amendment to PD-25-1 site plan approval 3001 Bender)

Note: Front Elevation to be brick below the top plate.



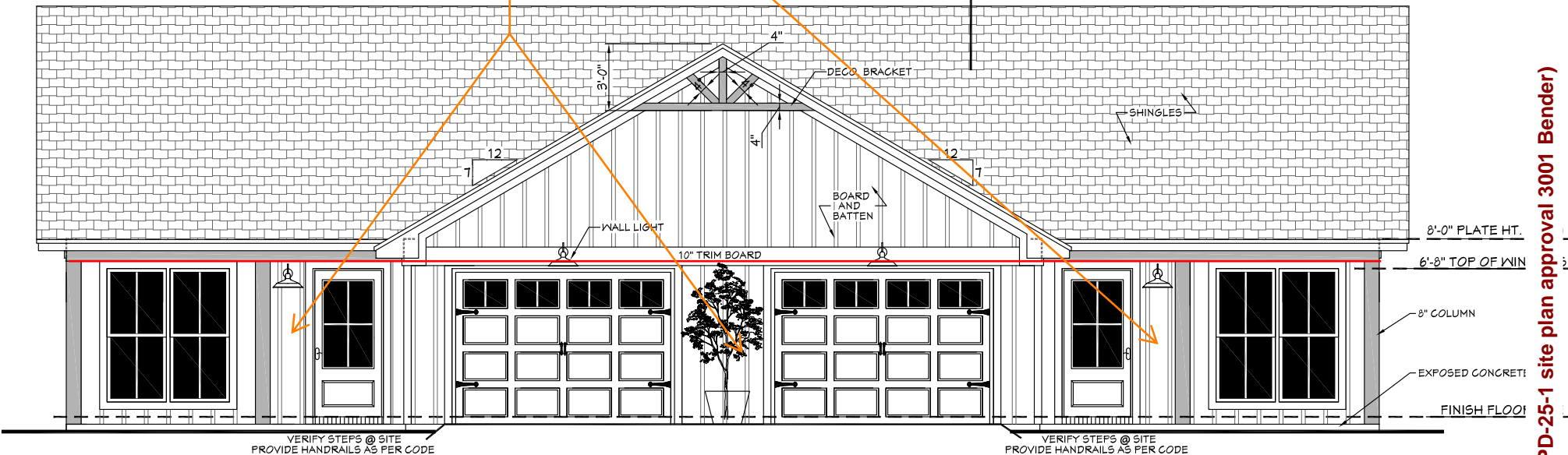
Attachment: Elevations (4458 : Amendment to PD-25-1 site plan approval 3001 Bender)

**3001 BENDER ROAD  
FRONT ELEVATION RENDERING**

Note: Front Elevation to be brick below the top plate.

NOTE: CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS PER CODE

601

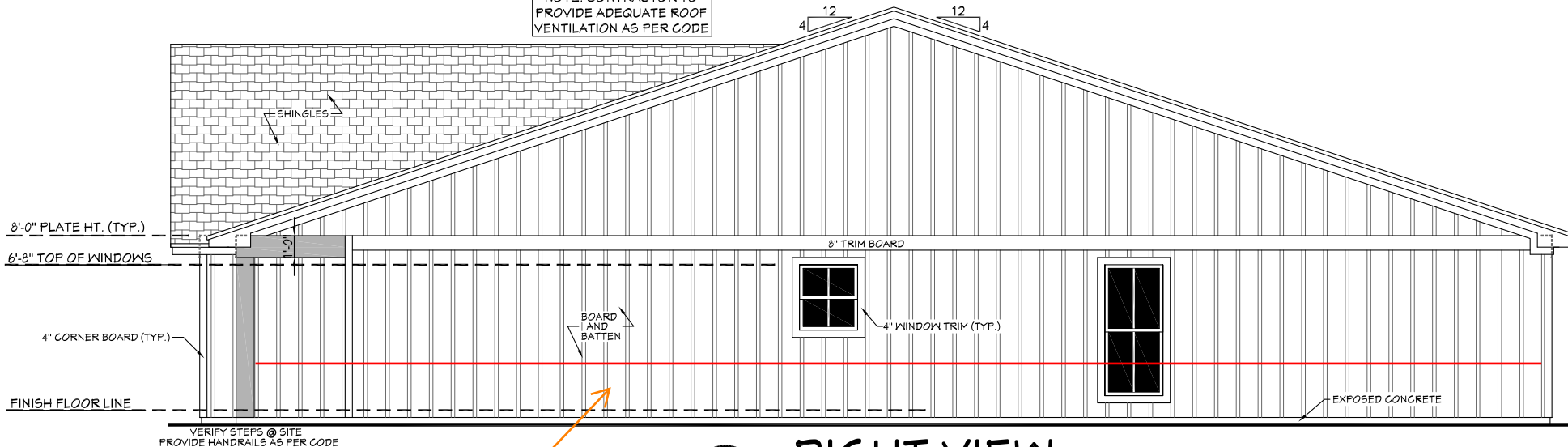


401

### FRONT VIEW

SCALE----- 1/4" = 1'-0"

NOTE: CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS PER CODE



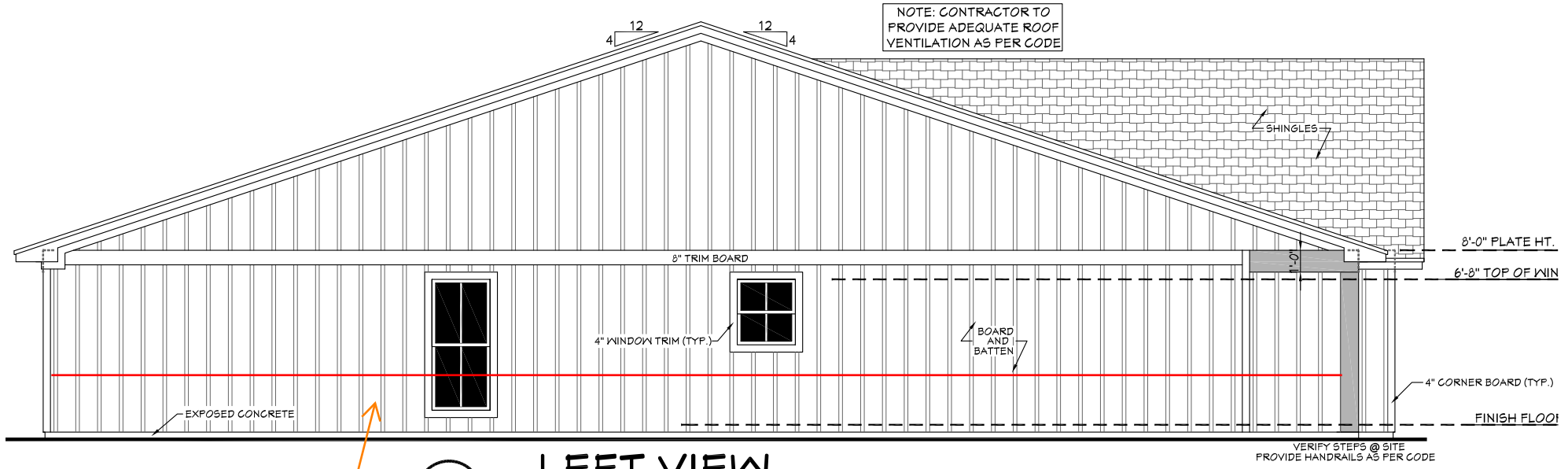
402

### RIGHT VIEW

SCALE----- 1/4" = 1'-0"

Side elevation to be brick to wainscot height.

Attachment: Elevations (4458 : Amendment to PD-25-1 site plan approval 3001 Bender)



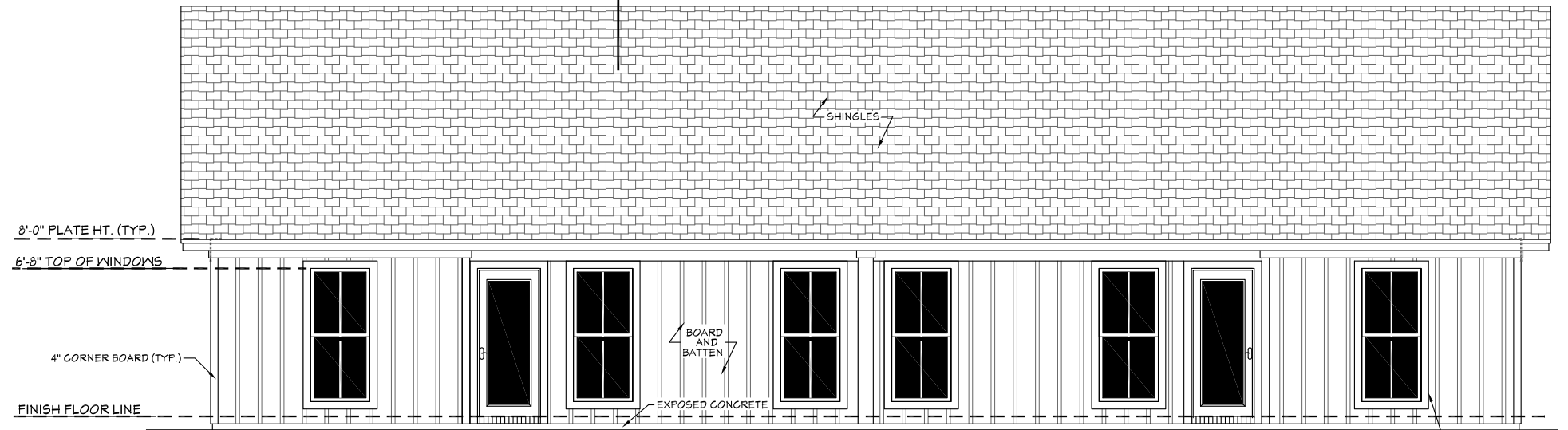
NOTE: CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS PER CODE

NOTE: CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS PER CODE

403 LEFT VIEW SCALE----- 1/4" = 1'-0"

Side elevation to be brick to wainscot height.

601



VERIFY STEPS @ SITE PROVIDE HANDRAILS AS PER CODE

VERIFY STEPS @ SITE PROVIDE HANDRAILS AS PER CODE

404 REAR VIEW SCALE----- 1/4" = 1'-0"

Attachment: Elevations (4458 : Amendment to PD-25-1 site plan approval 3001 Bender)

City of Texarkana, Texas

Version:

Update Date: 3/26/2025 9:03 AM

# Summary Sheet

**Lead Department:** Planning & Zoning Commission      **Action Officer:** Laura Puckett, Zoning Administrator

**Subject:** Z-25-6: rezoning Lot 2, Martha S. Pace Subdivision, located at 3412 Galleria Oaks from Single Family-1 to Neighborhood Service. Aaron Gaylor, owner.

**Meeting Date:** 4/7/2025

### Attachments

- a. Hearing Notice and Application (PDF)
- b. Legal Description (PDF)
- c. Maps (PDF)

### Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting      Pending
04/07/2025 6:00 PM		

### Updates/History of Briefing:

NOT APPLICABLE

### Executive Summary and Background Information:

This is a request by Aaron Gaylor, owner, to rezone on Lot 2, Martha S. Pace Subdivision, located at 3412 Galleria Oaks Drive from Single Family-1 to Neighborhood Service. The property is currently a vacant lot.

The Future Land Use Map has designated this property as "Mixed Use Development".

The adjacent zoning is Planned Development-General Retail to the west, and Single Family-1 to the north, east and south. The adjacent land use is Office to the west, residential to the north, vacant property south, and church to the east.

Staff recommend approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water, and sewer prior to the issuance of building permits.

**City of Texarkana, Texas**

All notification and application requirements have been met to consider this request.

**Potential Options:**

Approve or deny

---

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommend approval of this request.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

**Advisory Board/Committee Meeting Date and Minutes:**

April 7, 2025

### NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3<sup>rd</sup> & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, APRIL 7, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, MAY 12, 2025 Hearing Time: 6:00 pm

- ◆ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4<sup>th</sup> vote of the City Council will be required. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to [lpuckett@txkusa.org](mailto:lpuckett@txkusa.org)).



OWNER: Aaron Gaylor, owner

OWNER'S ADDRESS: 2801 Richmond Road, Texarkana, Texas 75503

LOCATION OF REZONING: 3412 Galleria Oaks Drive, Texarkana, Texas 75501

PROPOSED CHANGE: offices and retail strip

ZONING CHANGE FROM: Single Family-1 TO: Neighborhood Service

LEGAL DESCRIPTION: Lot 2, Martha S. Pace Subdivision

CASE NUMBER: Z-25-6

DATE MAILED: March 20, 2025

Attachment: Hearing Notice and Application (4459 : Z-25-6: rezoning SF-1 to NS 3412 Galleria Oaks)



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967  
220 Texas Blvd  
Texarkana TX 75504  
(903) 798-3945  
[www.ci.texarkana.tx.us.org](http://www.ci.texarkana.tx.us.org)

Receipt No. 25-000694

Case Z-25-6

Date 2/24/25

To: The Planning and Zoning Commission  
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: 2 Block: \_\_\_\_\_ Addition: 1.499 Acres  
(Or see attached legal description) MARSHA S. PALE SUBD. LOT 2

Location: 3412 Galleria Oaks Drive

Present Zoning: SINGLE FAMILY 1

Proposed Zoning: NEIGHBORHOOD SERVICES

If the Zoning Classification is changed by the Commission, this property will be used as:

STRIP OFFICE / DETAIL (w/ LIMITATIONS)

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:

NEIGHBOR TO WEST IS ZONED GENERAL DETAIL

NEIGHBOR TO EAST IS ATHLETIC FIELD

Attorney or Agent Signature

Property Owner Signature

Address

Address

City, State, Zip

City, State, Zip

Home Phone & Cell Phone

Home Phone & Cell Phone

Email Address

Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Hearing Notice and Application (4459 : Z-25-6: rezoning SF-1 to NS 3412 Galleria Oaks)

Z-25-6

PROPERTY DESCRIPTION:

All that certain tract or parcel of land being a part of the GEORGE BRINLEE HEADRIGHT SURVEY, Abstract No. 18, Bowie County, Texas, and being all of Tract 1 (called 3.00 acres) as conveyed to Martha S. Pace, Trustee of the Martha S. Pace Trust by Warranty Deed recorded in Volume 3622, Page 305 of the Real Property Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Commencing at a point in the South right-of-way line of Moore's Lane and in the East boundary line of the George Brinlee Headright Survey, said point being located S 01°10'00" E, 72.90 feet from the Northeast corner of said Brinlee Headright Survey; THENCE: S 75°36'00" W, 104.94 feet with the South right-of-way line of Moore's Lane to a point for corner; THENCE: N 89°33'00" W, 560.35 feet with the South right-of-way line of Moore's Lane to a 1/2" iron pin set for corner at the Northeast corner of said called 3.00 acre tract and the Northwest corner of a certain 8.00 acre tract of land as conveyed to Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints by Warranty Deed recorded in Volume 422, Page 250 of the Deed Records of Bowie County, Texas, and being the Point of Beginning for the herein described tract of land; THENCE: S 01°10'00" E, 861.99 feet with the East line of said called 3.00 acre tract and the West line of said 8.00 acre tract to a 1/2" iron pin set for corner on the North line of Galleria Oaks Drive, said corner being the Southeast corner of said called 3.00 acre tract and the Southwest corner of said 8.00 acre tract; THENCE: S 88°46'00" W, 151.09 feet with the South line of said called 3.00 acre tract of land and the North line of Galleria Oaks Drive to a 1" iron pipe found for corner at the Southwest corner of said called 3.00 acre tract and the Southeast corner of Lot No. 13 of Ames Acres; THENCE: N 01°10'00" W, 866.43 feet with the West line of said called 3.00 acre tract and the East line of Ames Acres to a 1" iron pipe found for corner at the Northwest corner of said called 3.00 acre tract and the Northeast corner of Lot No. 17 of Ames Acres, said corner being located on the South right-of-way line of Moore's Lane; THENCE: S 89°33'00" E, 151.15 feet with the North line of said called 3.00 acre tract and the South right-of-way line of Moore's Lane to the Point of Beginning and containing 2.998 acres of land, more or less.

date and the time stamped hereon by me, Tina Petty, County Clerk, Bowie County, Texas.

RECORDED in the Records of Bowie County, Texas. 2019-00007768 PLAT 07/26/2019 02:47:42 PM Total Fees: \$71.00

Tina Petty, County Clerk Bowie County, Texas



CERTIFICATE OF SURVEYOR

I, Johnny E. Plunk, Jr., do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas, and that the plat of the hereon described property correctly reflects the results of a survey by me and that the corner monuments are in place and/or will be placed at the points on the boundary of the subdivision as shown on the plat of same, and that the survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications. The subdivision is to be known as MARTHA S. PACE SUBDIVISION, a part of the George Brinlee Headright Survey, Abstract No. 18, Bowie County, Texas.

Handwritten signature of Johnny E. Plunk, Jr.

JOHNNY E. PLUNK, JR. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS NO. 5080



CERTIFICATE OF DEDICATION BY OWNERS

The Martha S. Pace Trust, being the owner of the hereon described and platted tract of land, have caused the same to be surveyed, platted and subdivided as shown hereon and which Subdivision shall be known as MARTHA S. PACE SUBDIVISION, a part of the George Brinlee Headright Survey, Abstract No. 18, Bowie County, Texas, and by these presents, the undersigned hereby dedicates to the public in fee simple, the streets and/or easements shown on this plat for the purposes shown hereon.

Handwritten signature of Joel S. Pace

Joel S. Pace, Trustee for the Martha S. Pace Trust

NOTARY ACKNOWLEDGMENT

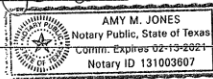
Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Joel S. Pace, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she does hereby execute the same for the purpose and consideration hereon expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE as Notary Public, on this 11th day of July, 2019.

Handwritten signature of Amy M. Jones

Notary Public

My Commission Expires:



CERTIFICATE OF APPROVAL BY PLANNING DEPARTMENT

We, the undersigned, do hereby certify that the plat of MARTHA S. PACE SUBDIVISION, a part of the George Brinlee Headright Survey, Abstract No. 18, Bowie County, Texas, together with the OWNERS' CERTIFICATE and the SURVEYOR'S CERTIFICATE on the same, was presented to the Planning Department of the City of Texarkana, Bowie County, Texas, for its approval and that said plat, OWNER'S CERTIFICATE and SURVEYOR'S CERTIFICATE being found to conform to the platting requirements in all respects are in all things approved on the 18th day of July, 2019.

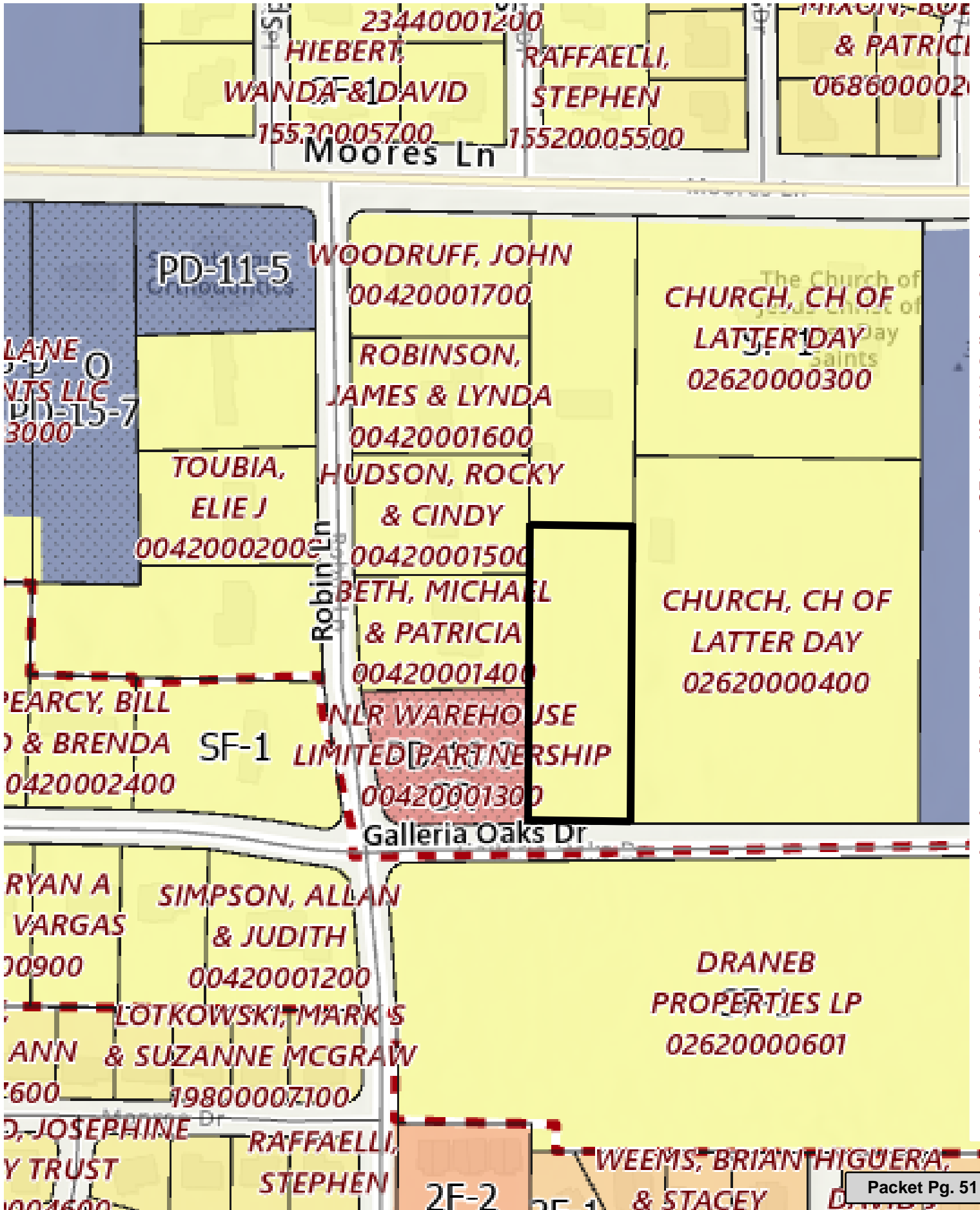
The certificate of approval by the Planning Commission shall be null and void should this plat not be properly recorded within 121 days of approval.

Handwritten signature of Planning Department Director of Public Works

PLANNING DEPARTMENT/Director of Public Works

Attachment: Legal Description (4459 : Z-25-6: rezoning SF-1 to NS 3412 Galleria Oaks)

# 3412 Galleria Oaks



Attachment: Maps (4459 : Z-25-6: rezoning SF-1 to NS 3412 Galleria Oaks)

# 3412 Galleria Oaks



Attachment: Maps (4459 : Z-25-6: rezoning SF-1 to NS 3412 Galleria Oaks)

## City of Texarkana, Texas

## Summary Sheet

Version:

Update Date: 3/26/2025 9:04 AM

**Lead Department:** Planning & Zoning Commission      **Action Officer:** Laura Puckett, Zoning Administrator

**Subject:** Z-25-7: rezoning on Lot 2, Block 1, Buchanan Avenue Addition, located at 1108 Willis Street from Commercial to Single Family -3. Jermell Fulton, owner.

**Meeting Date:** 4/7/2025

### Attachments

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)

### Staff Coordination

Building Code Administration Pending	Mashell Daniel	Department Head Review
Planning & Zoning Commission Pending		Department Review
Planning & Zoning Commission 04/07/2025 6:00 PM	Laura Puckett	Meeting      Pending

### Updates/History of Briefing:

NOT APPLICABLE

### Executive Summary and Background Information:

This is a request by Jermell Fulton, owner, to rezone Lot 2, Block 1, Buchanan Avenue Addition, located at 1108 Willis Street from Commercial to Single Family-3. The intention is to place a HUD code manufactured home on this property.

The Future Land Use Map has designated this property as "Mixed Use Development".

The adjacent zoning is Commercial to the north, south, and west, Industrial-1 to the east. The adjacent land use is vacant land to the north, south, and west, and Union Pacific Railroad yard to the east.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

## City of Texarkana, Texas

**Potential Options:**

Approve or deny

---

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommend approval of this request.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

**Advisory Board/Committee Meeting Date and Minutes:**

April 7, 2025

### NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3<sup>rd</sup> & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION:      Hearing Date: MONDAY, APRIL 7, 2025      Hearing Time: 6:00 pm

CITY COUNCIL:      Hearing Date: MONDAY, MAY 12, 2025      Hearing Time: 6:00 pm

- ◆ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4<sup>th</sup> vote of the City Council will be required. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to [lpuckett@txkusa.org](mailto:lpuckett@txkusa.org)).



OWNER: Jermell Fulton, owner

OWNER'S ADDRESS: 2808 E 19<sup>th</sup> Street, Texarkana, Arkansas 71854

LOCATION OF REZONING: 1108 Willis Street, Texarkana, Texas 75501

PROPOSED CHANGE: HUD code manufactured home

ZONING CHANGE FROM: Commercial TO: Single Family-3

LEGAL DESCRIPTION: Lot 2, Block 1, Buchanan Ave Addition

CASE NUMBER: Z-25-7      DATE MAILED: March 20, 2025

Attachment: Hearing Notice and Application (4460 : Z-25-7: rezoning C to SF-3 1108 Willis Street)



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967  
220 Texas Blvd  
Texarkana TX 75504  
(903) 798-3945  
[www.ci.texarkana.tx.us.org](http://www.ci.texarkana.tx.us.org)

Receipt No \_\_\_\_\_

Case Z-25-7

Date 3-3-25

To: The Planning and Zoning Commission  
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: 2 Block: 1 Addition: Buchanan Ave Addition  
(Or see attached legal description)

Location: 1108 Willis

Present Zoning: Commercial

Proposed Zoning: SF-3

If the Zoning Classification is changed by the Commission, this property will be used as:

double wide HUD code manufactured home

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:

it is currently vacant property and has been vacant for years.

Attorney or Agent Signature

Printed Name: \_\_\_\_\_

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Sermell Fulton  
Property Owner Signature

Printed Name: Sermell Fulton

2808 E 19th St  
Address

Texarkana, AR 71854  
City, State, Zip

570 571 9106  
Home Phone & Cell Phone

YAYOTWINKING@gmail.com  
Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Hearing Notice and Application (4460 : Z-25-7: rezoning C to SF-3 1108 Willis Street)

# 1108 Willis Street



Attachment: Maps (4460 : Z-25-7: rezoning C to SF-3 1108 Willis Street)

# 1108 Willis Street



Attachment: Maps (4460 : Z-25-7: rezoning C to SF-3 1108 Willis Street)

## City of Texarkana, Texas

## Summary Sheet

Version:

Update Date: 3/26/2025 9:05 AM

**Lead Department:** Planning & Zoning Commission      **Action Officer:** Laura Puckett, Zoning Administrator  
**Subject:** S-783: Granting a Specific Use Permit to allow a HUD code manufactured home on Lot 2, Block 1, Buchanan Avenue Addition, located at 1108 Willis Street. Jermell Fulton, owner.

**Meeting Date:** 4/7/2025

### Attachments

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)

### Staff Coordination

Building Code Administration Pending	Mashell Daniel	Department Head Review
Planning & Zoning Commission Pending		Department Review
Planning & Zoning Commission 04/07/2025 6:00 PM	Laura Puckett	Meeting      Pending

### Updates/History of Briefing:

NOT APPLICABLE

### Executive Summary and Background Information:

This is a request by Jermell Fulton, owner, for a Specific Use Permit to allow the location of a single wide HUD code manufactured home on Lot 2, Block 1, Buchanan Avenue Addition, located at 1108 Willis Street.

The Future Land Use Map has designated this property as "Mixed Use Development".

The adjacent zoning is Commercial to the north, south, and west, Industrial-1 to the east. The adjacent land use is vacant land to the north, south, and west, and Union Pacific Railroad yard to the east.

The City's Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit.

Staff recommends for approval of this request with the following stipulations:

1. That one 2020 or newer HUD code manufactured home be allowed on this property.
2. That the HUD code manufactured home be tied down/skirted/underpinned.

## City of Texarkana, Texas

3. That the HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

All notification and application requirements have been met to consider this request.

### Potential Options:

Approve or deny

---

### Fiscal Implications:

NOT APPLICABLE

### Staff Recommendation:

Staff recommend approval of this request with stipulations.

### Advisory Board/Committee Review:

Planning and Zoning Commission

### Board/Committee Recommendation:

NOT APPLICABLE

### Advisory Board/Committee Meeting Date and Minutes:

April 7, 2025

### NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3<sup>rd</sup> & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: Monday, APRIL 7, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, MAY 12, 2025 Hearing Time: 6:00 pm

- ◆ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4<sup>th</sup> vote of the City Council will be required. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to [lpuckett@txkusa.org](mailto:lpuckett@txkusa.org)).



OWNER: Jermell Fulton, owner

OWNER'S ADDRESS: 2808 E 19<sup>th</sup> Street, Texarkana, Arkansas 71854

LOCATION OF REZONING: 1108 Willis Street, Texarkana, Texas 75501

PROPOSED CHANGE: Specific Use Permit to allow the location of a HUD code manufactured home

LEGAL DESCRIPTION: Lot 2, Block 1, Buchanan Avenue Addition

CASE NUMBER: S-783

DATE MAILED: March 20, 2025

Attachment: Hearing Notice and Application (4461 : S-783: SUP HUD code mnfctrd home 1108 Willis)



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967  
220 Texas Blvd  
Texarkana TX 75504  
(903) 798-3945  
[www.cityoftexarkana.tx.us.org](http://www.cityoftexarkana.tx.us.org)

Receipt No. \_\_\_\_\_

Case S-783  
Date 3-3-25

To: The Planning and Zoning Commission  
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: 2 Block: 1 Addition: Buchanan Ave Addn.  
(Or see attached legal description)

Location 1108 Willis

Present Zoning Commercial

Requested Specific Use Permit

The requested Specific Use Permit will be used for the following:  
double wide HUD code manufactured home

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:

Attorney or Agent Signature \_\_\_\_\_

Printed Name: \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Home Phone & Cell Phone \_\_\_\_\_

Email Address \_\_\_\_\_

Jermell Fulton  
Property Owner Signature

Printed Name: Jermell Fulton

2808 E 19th St  
Address

Texarkana, AR 71854  
City, State, Zip

870 571 9106  
Home Phone & Cell Phone

YAYOEWINDING@gmail.com  
Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Hearing Notice and Application (4461 : S-783: SUP HUD code mnfctrd home 1108 Willis)

# 1108 Willis Street



Attachment: Maps (4461 : S-783: SUP HUD code mnfctrd home 1108 Willis)

# 1108 Willis Street



Attachment: Maps (4461 : S-783: SUP HUD code mnfctrd home 1108 Willis)

## City of Texarkana, Texas

## Summary Sheet

Version:

Update Date: 3/26/2025 9:06 AM

**Lead Department:** Planning & Zoning Commission      **Action Officer:** Laura Puckett, Zoning Administrator

**Subject:** S-795: granting a Specific Use Permit to allow a HUD code manufactured home on an approximate 1.85-acre tract of land (being Tract 36C) R. E. Sevey HRS, A-523, located at 2591 Page Street. Jonathan Fowler, owner.

**Meeting Date:** 4/7/2025

### Attachments

- a. Hearing Notice and Application (PDF)
- b. Legal Description (PDF)
- c. Maps (PDF)
- d. Floorplans (PDF)

### Staff Coordination

Building Code Administration Pending	Mashell Daniel	Department Head Review
Planning & Zoning Commission Pending		Department Review
Planning & Zoning Commission 04/07/2025 6:00 PM	Laura Puckett	Meeting      Pending

### Updates/History of Briefing:

NOT APPLICABLE

### Executive Summary and Background Information:

This is a request by Jonathan Fowler, owner, for a Specific Use Permit to allow the location of a single wide HUD code manufactured home on an approximate 1.85-acre tract of land (being Tract 36C), R. E. Sevey HRS, A-523, located at 2591 Page Street. This property is currently a vacant lot.

The Future Land Use Map has designated this property as "Suburban Residential".

The adjacent zoning is Single Family -1 to the east, west, and south, Single Family-2 to the north. The adjacent land use is residential to the west, vacant land to the east, south, and north.

The City's Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit.

Staff recommend approval of this request with the following stipulations:

## City of Texarkana, Texas

1. That one 2018 or newer single wide HUD code manufactured home be allowed on this property.
2. That the single wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the single wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

All notification and application requirements have been met to consider this request.

### Potential Options:

Approve or deny

---

### Fiscal Implications:

NOT APPLICABLE

### Staff Recommendation:

Staff recommend approval of this request with stipulations.

### Advisory Board/Committee Review:

Planning and Zoning Commission

### Board/Committee Recommendation:

NOT APPLICABLE

### Advisory Board/Committee Meeting Date and Minutes:

April 7, 2025

### NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3<sup>rd</sup> & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION:      Hearing Date: MONDAY, APRIL 7, 2025      Hearing Time: 6:00 pm

CITY COUNCIL:      Hearing Date: MONDAY, MAY 12, 2025      Hearing Time: 6:00 pm

- ◆ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4<sup>th</sup> vote of the City Council will be required. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to [lpuckett@texarkanatexas.gov](mailto:lpuckett@texarkanatexas.gov)).



OWNER: Jonathan Fowler, owner

OWNER'S ADDRESS: 2900 Main Street, Texarkana, Texas 75503

LOCATION OF REZONING: 2591 Page Street, Texarkana, Texas 75501

PROPOSED CHANGE: to allow the location of a HUD code manufactured home

LEGAL DESCRIPTION: on an approximate 1.85-acre tract of land (being Tract 36C), R.E. Sevey HRS, A-523

CASE NUMBER: S-795

DATE MAILED: March 20, 2025

Attachment: Hearing Notice and Application (4462 : S-795: SUP HUD code mnfctrd home 2591 Page Street)



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967  
220 Texas Blvd  
Texarkana TX 75504  
(903) 798-3945  
[www.ci.texarkana.tx.us.org](http://www.ci.texarkana.tx.us.org)

Receipt No. 25-000798

Case S-795

Date 3-17-25

To: The Planning and Zoning Commission  
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot \_\_\_\_\_ Block: 36C Addition: R.E. Sevey H25 A-523  
(Or see attached legal description)

Location 2591 Page Street Texarkana, Tx 75501

Present Zoning SF3

Requested: Specific Use Permit

The requested Specific Use Permit will be used for the following:

Residential

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:

Land Improvements

Attorney or Agent Signature

Printed Name: \_\_\_\_\_

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

Printed Name: Jonathan Fowler

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Hearing Notice and Application (4462 : S-795: SUP HUD code mnfctrd home 2591 Page Street)

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Special Warranty Deed with Vendor's Lien**

**Date:** 11/22/2023  
**Grantor:** 219 Marshall, LLC a Delaware Limited Liability Company  
**Grantor's Mailing Address:** P.O. Box 741209  
Houston, TX 77274-1209  
**Grantee:** Jonathan Todd Fowler  
**Grantee's Mailing Address:** 2900 Main Street, Texarkana, TX 75503

**Consideration:** A promissory note of even date executed by Grantee and payable to the order of Grantor in the principal amount of \$ 48,500.00 which is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Jose Martinez, Trustee, for the benefit of Grantor.

**Property (including any improvements):** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Bowie County, Texas, being more particularly described as, 1.842 Acres, more or less, out of the R.E. Sevey Survey, Abstract 523, (Bowie CAD Tract #36C), City of Texarkana, Bowie County, Texas (Volume 4593, Page 107, Deed Records, Bowie County, Texas).

**Reservations from Conveyance:** All Oil, Gas and other Minerals in an under that may be produced from the property.

**Exceptions to Conveyance and Warranty:** Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of the County in which the Property is located; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns

Initials: JP

Attachment: Legal Description (4462 : S-795: SUP HUD code mnfctrd home 2591 Page Street)

against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS, WHERE IS" with any and all latent and patent faults and defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee Acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties, except for the special warranties of title set forth in this deed.

The vendor's lien against and superior title to the Property are retained until the promissory note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

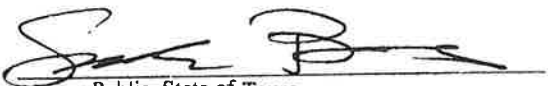
219 Marshall, LLC a Delaware Limited Liability Company, acting by and through its Member, 219 Marshall Trust

By:   
Jose Martinez, Authorized Signer

THE STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 22 day of NOV, 2023, by Jose Martinez, Authorized Signer of 219 Marshall Trust, Member of 219 Marshall, LLC a Delaware Limited Liability Company.

(SEAL)   
My Commission Expires: \_\_\_\_\_

  
Notary Public, State of Texas  
Sandra Benavides  
Notary Name Printed or Typed



Initials: JF

Attachment: Legal Description (4462 : S-795: SUP HUD code mnfctrd home 2591 Page Street)

**Grantee's Acceptance of Deed**

Grantee accepts the attached deed and consents to its form and substance. Grantee acknowledges that the terms of the deed conform with Grantee's intent and that they will control in the event of any conflict with the contract Grantee signed regarding the Property described in the deed. Grantee waives and releases all claims against Grantor, including fraud and fraudulent inducement against Grantor and all persons and entities associated with Grantor.

**GRANTEE(S):**

*[Signature]*  
Jonathan Todd Fowler

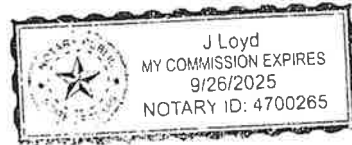
THE STATE OF TEXAS     §  
  §  
COUNTY OF Bowie     §

This instrument was acknowledged before me on the 22 day of NOV, 2023, by Jonathan Todd Fowler.

(SEAL) *[Signature]*  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_  
J. Loyd  
Notary Name Printed or Typed

RETURN TO:  
219 Marshall, LLC a Delaware Limited Liability Company  
P.O. Box 741209  
Houston, TX 77274-1209



Initials JF

Attachment: Legal Description (4462 : S-795: SUP HUD code mnfctrd home 2591 Page Street)

**THE STATE OF TEXAS  
COUNTY OF BOWIE**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Bowie County, Texas.

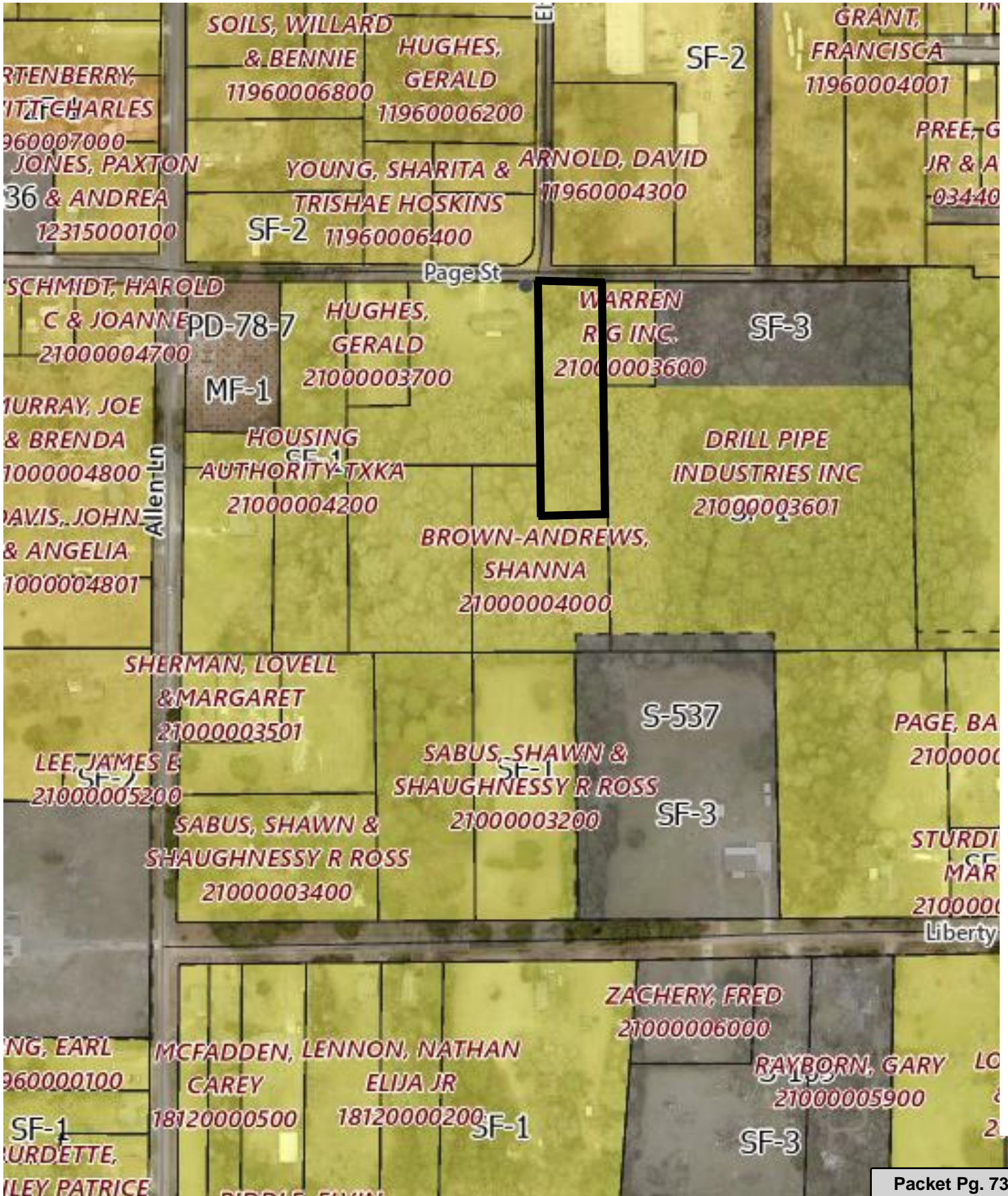
2024-00002136 DEED  
03/07/2024 03:45:52 PM Total Fees: \$33.00

Tina Petty, County Clerk  
Bowie County, Texas



Attachment: Legal Description (4462 : S-795: SUP HUD code mnfctrd home 2591 Page Street)

# 2591 Page Street



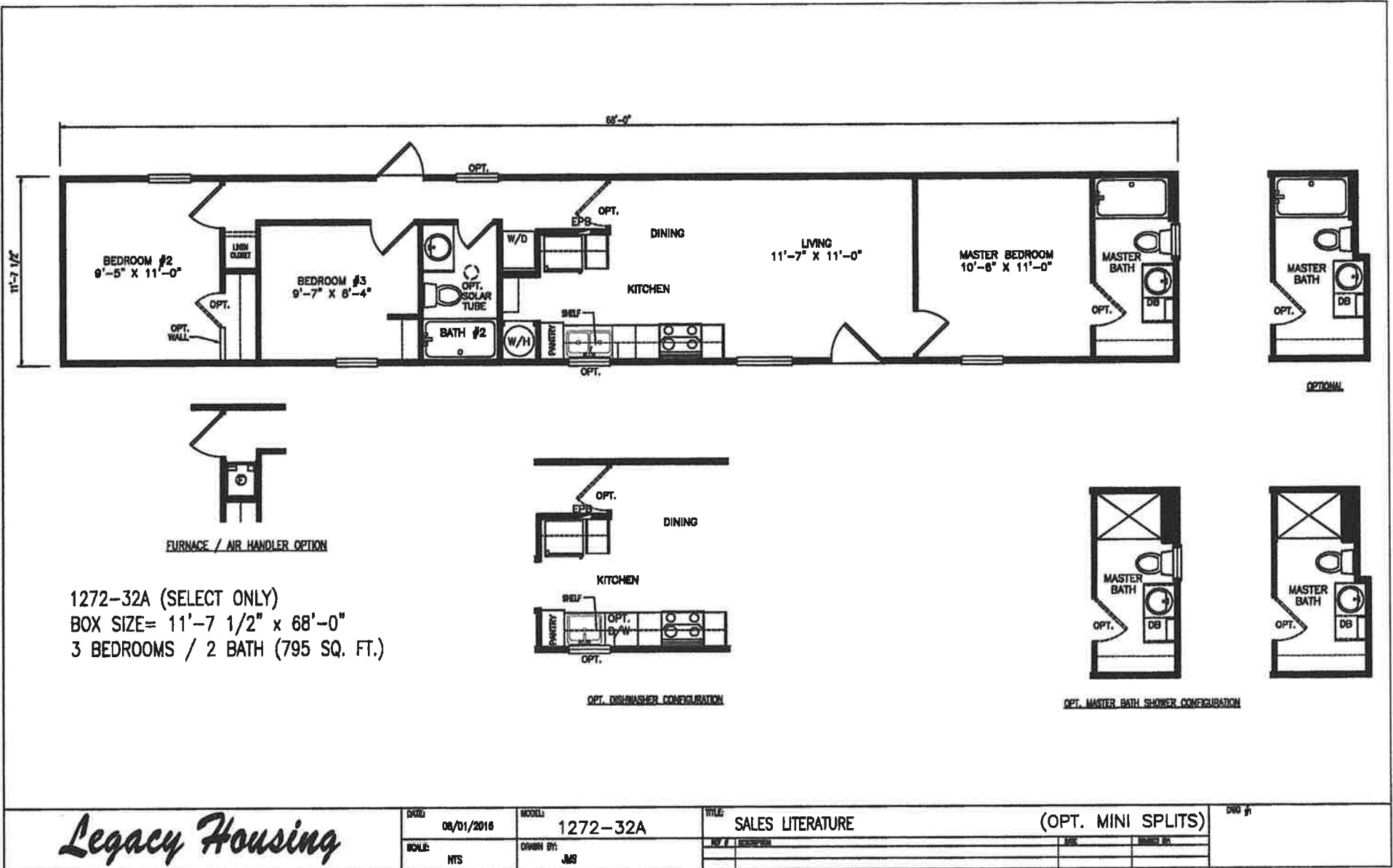
Attachment: Maps (4462 : S-795: SUP HUD code mnfctrd home 2591 Page Street)

# 2591 Page Street



Attachment: Maps (4462 : S-795: SUP HUD code mnfctrd home 2591 Page Street)

S-795



Attachment: Floorplans (4462 : S-795: SUP HUD code mnfctrd home 2591 Page Street)

City of Texarkana, Texas

Version:

Update Date: 3/26/2025 9:07 AM

# Summary Sheet

**Lead Department:** Planning & Zoning Commission      **Action Officer:** Laura Puckett, Zoning Administrator  
S-807: granting a Specific Use Permit to allow a HUD code manufactured home on Lot 5, Block 5, Harriett Hubbard Heights, located at 3101 Mulberry Street.  
**Subject:** Harold Hamm, owner, and Betty Riggs, agent.  
**Meeting Date:** 4/7/2025

### Attachments

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)

### Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting      Pending
04/07/2025 6:00 PM		

### Updates/History of Briefing:

NOT APPLICABLE

### Executive Summary and Background Information:

This is a request by Harold Hamm, owner, and Betty Riggs, agent, for a Specific Use Permit to allow the location of a HUD code manufactured home on Lot 5, Block 5, Harriett Hubbard Heights, located at 3101 Mulberry Street. This property is zoned Single Family-3 and is currently a vacant lot.

The Future Land Use Map has designated this property as "Flood Plain".

The adjacent zoning is Single Family-2 to the north, east, and south and Single Family-3 west. The adjacent land use is vacant land to the north and residences to the west, east and south.

The City's Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit.

Staff recommend approval of this request with the following stipulations:

1. That one 2020 or newer HUD code manufactured home be allowed on this property.

## City of Texarkana, Texas

2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

All notification and application requirements have been met to consider this request.

### Potential Options:

Approve or deny

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### Fiscal Implications:

NOT APPLICABLE

### Staff Recommendation:

Staff recommend for approval of this request with stipulations

### Advisory Board/Committee Review:

Planning and Zoning Commission

### Board/Committee Recommendation:

NOT APPLICABLE

### Advisory Board/Committee Meeting Date and Minutes:

April 7, 2025

### NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3<sup>rd</sup> & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, APRIL 7, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, MAY 12, 2025 Hearing Time: 6:00 pm

- ◆ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4<sup>th</sup> vote of the City Council will be required. To be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to [puckett@texarkanatexas.gov](mailto:puckett@texarkanatexas.gov)).



OWNER: Harold Hamm, owner, and Betty Riggs, agent

OWNER'S ADDRESS: 3002 Mulberry Street, Texarkana, Texas 75501

LOCATION OF REZONING: 3101 Mulberry Street, Texarkana, Texas 75501

PROPOSED CHANGE: to allow the location of a HUD code manufactured home

LEGAL DESCRIPTION: on Lot 5, Block 5, Harriett Hubbard Heights

CASE NUMBER: S-807

DATE MAILED: March 20, 2025

Attachment: Hearing Notice and Application (4463 : S-807: SUP HUD code mnfctrd home 3101 Mulberry Street)



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

220 Texas Blvd  
Texarkana TX 75501  
(903) 798-3945  
[www.ci.texarkana.tx.us.org](http://www.ci.texarkana.tx.us.org)

Receipt No. 25-000760

Case S-807

Date 3-12-2025

To: The Planning and Zoning Commission  
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: 5 Block: 5 Addition: HARRIET HUBBARD HEIGHTS  
(Or see attached legal description)

Location: 3101 Mulberry St. TEXARKANA, TX. 75501

Present Zoning: \_\_\_\_\_

Requested: Specific Use Permit

The requested Specific Use Permit will be used for the following:

Mobile Home

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:

\_\_\_\_\_  
\_\_\_\_\_

Attorney or Agent Signature

Printed Name: Betty Riggs

Address: 3101 Mulberry St.

City, State, Zip: TEXARKANA, TEXAS 75501

Home Phone & Cell Phone: 430-324-2150

Email Address: bettyboo67@gmail.com

Property Owner Signature

Printed Name: Harold Hamm

Address: 3002 Mulberry St.

City, State, Zip: TEXARKANA, TEXAS 75501

Home Phone & Cell Phone: 903-293-6250

Email Address: Hhamm862@outlook.com

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Hearing Notice and Application (4463 : S-807: SUP HUD code mnfctrd home 3101 Mulberry Street)

# 3101 Mulberry



Attachment: Maps (4463 : S-807: SUP HUD code mnfctrd home 3101 Mulberry Street)

# 3101 Mulberry



Attachment: Maps (4463 : S-807: SUP HUD code mnfctrd home 3101 Mulberry Street)

City of Texarkana, Texas

Version:

Update Date: 3/26/2025 9:08 AM

# Summary Sheet

**Lead Department:** Planning & Zoning Commission      **Action Officer:** Laura Puckett, Zoning Administrator  
**Subject:** S-808: granting a Specific Use Permit to allow a HUD code manufactured home on Lots 16-18, Block 3, City IMPROV CO West Side 2ND, located at 502 Sulphur Street. Leticia Perez, owner.

**Meeting Date:** 4/7/2025

### Attachments

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)

### Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting      Pending
04/07/2025 6:00 PM		

### Updates/History of Briefing:

NOT APPLICABLE

### Executive Summary and Background Information:

This is a request by Leticia Perez, owner for a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 16-18, Block 3, City IMPROV CO West Side 2<sup>nd</sup>, located at 502 Sulphur Street. The property is zoned Single Family-3.

The Future Land Use Map has designated this property as “Neighborhood Residential”.

The adjacent zoning is Single Family-3 to the north, south, east, and west. The adjacent land usage is vacant land to the north, south, west, and residential to the east.

A Specific Use Permit is required to allow permanent cosmetics in the General Retail zoning district.

Staff recommend approval of this request with the following stipulations:

## City of Texarkana, Texas

1. That one 2020 or newer HUD code manufactured home be allowed on this property.
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

All notification and application requirements have been met to consider this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

### Potential Options:

Approve or deny

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### Fiscal Implications:

NOT APPLICABLE

### Staff Recommendation:

Staff recommend approval of this request with stipulations.

### Advisory Board/Committee Review:

Planning and Zoning Commission

### Board/Committee Recommendation:

NOT APPLICABLE

### Advisory Board/Committee Meeting Date and Minutes:

April 7, 2025

### NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3<sup>rd</sup> & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, APRIL 7, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, MAY 12, 2025 Hearing Time: 6:00 pm

- ◆ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4<sup>th</sup> vote of the City Council will be required. To be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to [lpuckett@texarkanatexas.gov](mailto:lpuckett@texarkanatexas.gov)).



OWNER: Leticia Perez, owner

OWNER'S ADDRESS: Post Office Box 3334, Texarkana, Texas 75504

LOCATION OF REZONING: 502 Sulphur Street, Texarkana, Texas 75501

PROPOSED CHANGE: to allow the location of a HUD code manufactured home

LEGAL DESCRIPTION: on Lots 16-18, Block 3, City IMPROV CO West Side 2nd

CASE NUMBER: S-808

DATE MAILED: March 20, 2025

Attachment: Hearing Notice and Application (4464 : S-808: SUP HUD code mnfctrd home 502 Sulphur Street)



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967  
220 Texas Blvd  
Texarkana TX 75504  
(903) 798-3945  
[www.ci.texarkana.tx.us.org](http://www.ci.texarkana.tx.us.org)

Receipt No. 25-000929

Case S-808

Date 3-17-25

To: The Planning and Zoning Commission  
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: 16-18 Block: 3 Addition: City IMPROV on west side and  
(Or see attached legal description) 502 Sulphur

Location Parcel ID # 03880002600 Corner of Bertha & Sulphur

Present Zoning SF-3

Requested Specific Use Permit

The requested Specific Use Permit will be used for the following:

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:

Will add a manufactured home to the property

Attorney or Agent Signature \_\_\_\_\_

Printed Name: \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Home Phone & Cell Phone \_\_\_\_\_

Email Address \_\_\_\_\_

[Signature]  
Property Owner Signature

Printed Name: Leticia Perez

302 Bertha St PO Box 3334  
Address

Texarkana TX 75504  
City, State, Zip

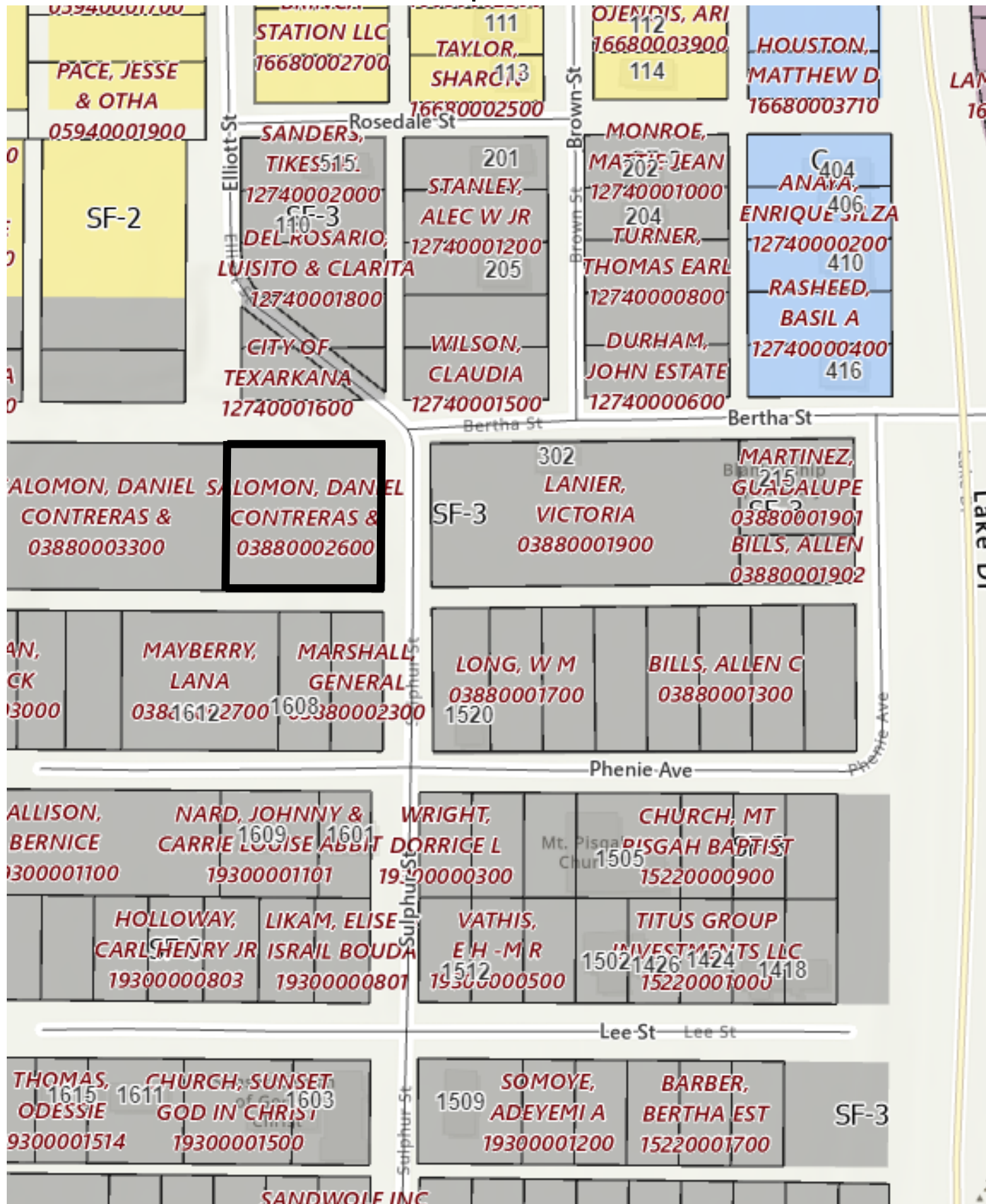
cell 214-738-7762  
Home Phone & Cell Phone

L3+y95@gmail.com  
Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Hearing Notice and Application (4464 : S-808: SUP HUD code mnfctrd home 502 Sulphur Street)

# 502 Sulphur Street



Attachment: Maps (4464 : S-808: SUP HUD code mnfctrd home 502 Sulphur Street)



## City of Texarkana, Texas

## Summary Sheet

Version:  
Update Date: 3/26/2025 9:09 AM

**Lead Department:** Planning & Zoning Commission      **Action Officer:** Laura Puckett, Zoning Administrator

**Subject:** Consider the Planning and Zoning Commission minutes from March 3, 2025.

**Meeting Date:** 4/7/2025

**Attachments**

- a. March 3, 2025 P&Z Minutes (PDF)

**Staff Coordination**

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting      Pending
04/07/2025 6:00 PM		

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

See attached minutes.

**Potential Options:**

Approve or deny

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommend approval of the March 3, 2025 Planning and Zoning Commission meeting minutes.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

**Advisory Board/Committee Meeting Date and Minutes:**

**City of Texarkana, Texas**

April 7, 2025



**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Dianna Patterson Kinsey, Vice Chairperson  
**SECONDER:** Kory Crews, Alternate Commissioner  
**AYES:** Kinsey, Larkins, Kernek, Sarine, Crews  
**ABSENT:** Northam, Boyette, Bailey  
**EXCUSED:** Joyce III

**V. ADJOURNMENT**

Attachment: March 3, 2025 P&Z Minutes (4465 : Consider P&Z Commission minutes from March 3, 2025)